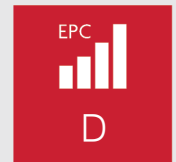
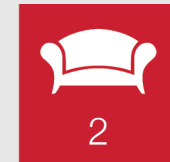




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The right way to move

The Coachhouse 6 Southfield Farm Steadings

Leuchars, St Andrews, Fife
KY16 0BP





Summary

Forming part of a charming steading conversion in the heart of the Fife countryside, close to Leuchars, this five-bedroom, two-bathroom (plus a separate WC) has generous living spaces and offers characterful accommodation that is sure to appeal to families. As well as being surrounded by picturesque countryside, the home lies close to major road links and therefore within easy reach of nearby amenities, with Leuchars and Balmullo both a short drive away.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. Some items of furniture and furnishings are available through separate negotiation.

Features

- Mid-terraced house in a charming steading conversion
- Spacious and versatile accommodation
- Welcoming reception hall with storage WC
- Sunny, dual-aspect living room
- Generous formal dining room
- Well-appointed dining kitchen
- Principal bedroom with dressing area & four-piece en-suite shower room
- Three further double bedrooms
- Fifth bedroom/potential study
- Four-piece family bathroom
- Oil fired central heating & double glazing
- Generous, well-maintained & mature garden
- Garage for private parking



"This characterful mid-terraced house offers spacious and versatile accommodation, with five bedrooms and two reception areas."





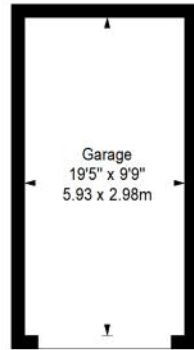


"The generous principal bedroom has a split-level dressing area and an en-suite shower room."

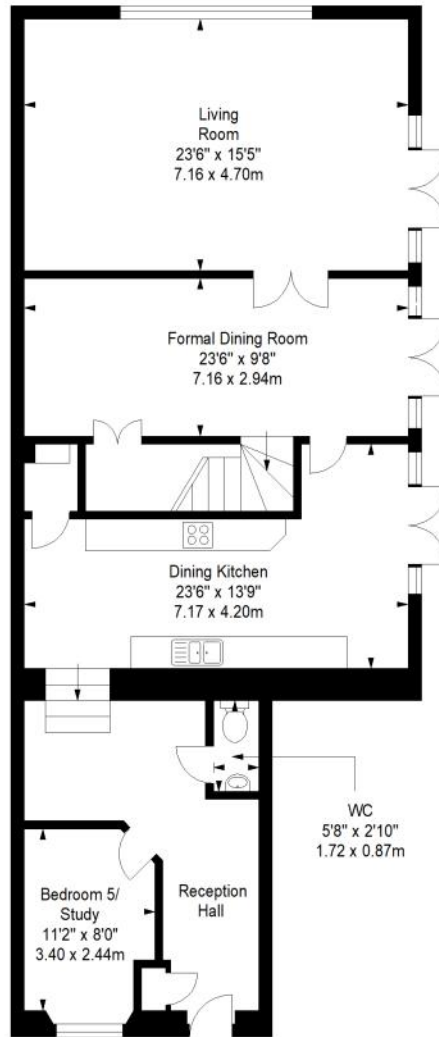


Floorplan

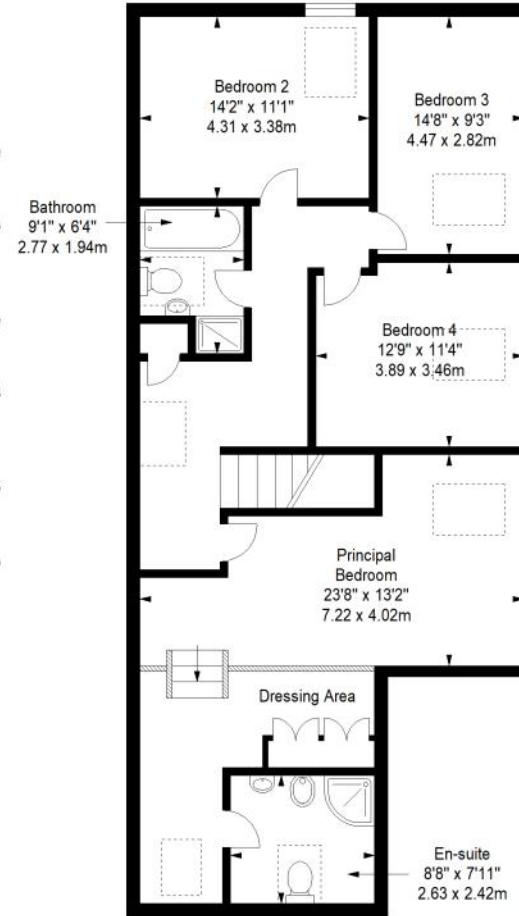
Garage
Approx. 17.7 sq. metres (190.5 sq. feet)



Ground Floor
Approx. 116.2 sq. metres (1250.8 sq. feet)



First Floor
Approx. 107.0 sq. metres (1151.8 sq. feet)



Total area: approx. 240.9 sq. metres (2593.1 sq. feet)



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