

# Kingsbarns, by St Andrews

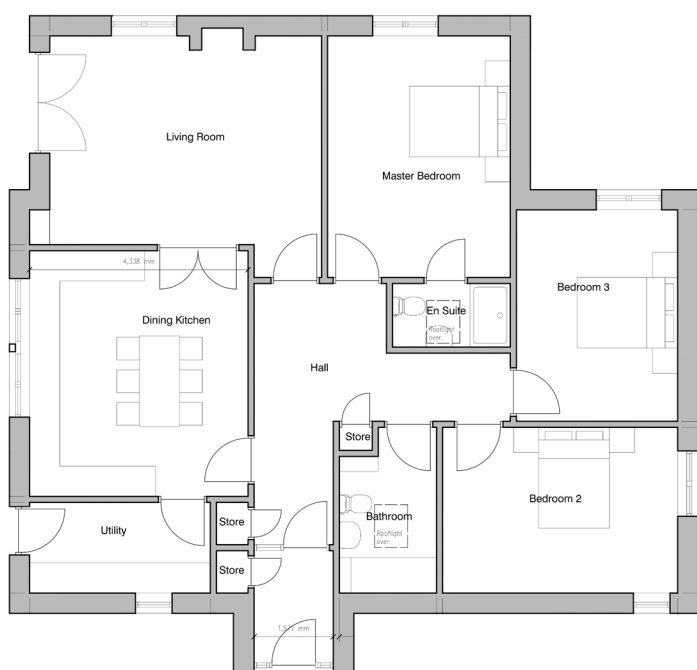
3 Bedroom single-storey cottage

GROUP

# Lomond



This spacious cottage offers a separate lounge with French doors leading out onto the garden capturing the stunning views of the countryside. Double doors lead into the modern kitchen/dining with separate utility room. The master bedroom has an en-suite shower room and there are a further 2 double bedrooms with ample storage space. An exceptional specification is offered, including Energy Efficient air source underfloor heating throughout.



Lounge	5.39	x	4.14
Kitchen/dining	4.8	x	4.34
Utility	3.6	x	1.9
Master Bedroom	4.82	x	3.62
En-suite	2.4	x	1.26
Bedroom 2	4.66	x	3.28
Bedroom 3	4.22	x	3.10

Ground floor area 133m<sup>2</sup>