

Galbraith

**1 ANDERSON PLACE**  
STRATHKINNESS, ST. ANDREWS, FIFE









# 1 ANDERSON PLACE, STRATHKINNESS, ST. ANDREWS, FIFE

Spacious home situated close to St. Andrews

St. Andrews 3 miles ■ Dundee 11 miles

- Living room, dining room/bedroom 4, breakfasting kitchen, upstairs sitting room, 3 bedrooms (1 en-suite), hall.
- Enclosed private terrace.
- Communal courtyard.
- Garage.
- Accessible situation within easy reach of St. Andrews.
- Wonderful views to Eden Estuary

Offers Over £370,000

**Galbraith**

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### SITUATION

1 Anderson Place is a most attractive country property standing in a lovely rural setting on the edge of the village of Strathkinness, a short distance to the west of St. Andrews in Fife. Enjoying some excellent views over the Eden estuary and St. Andrews bay to the Grampian mountains beyond, the property is very well placed for accessing St. Andrews, Cupar and Dundee. In terms of local amenities St. Andrews is just a 5 minute drive from the house and renowned worldwide as the 'Home of Golf', offering a fine cosmopolitan mix of shops, restaurants, pubs and the like. The city of Dundee is approximately 11 miles to the north and Edinburgh is approximately 1 hour by road to the south.

The glorious rolling Fife countryside and coastline that surrounds 1 Anderson Place is home to an array of wildlife and for the outdoor enthusiast offers ready access to a wide range of recreational activities including walking, riding, cycling, and golf. There are many highly rated courses within easy reach including a plethora of top courses in and around St. Andrews including the Old Course which regularly hosts the British Open.

Challenging shooting and fishing may be taken locally with the wide open spaces of the Lomond Hills and several lovely beaches including St. Andrews, Tentsmuir, Kingsbarns, Crail and Elie all also within range. In terms of day trips there are a number of National Trust for Scotland properties in the area including Falkland Palace, Hill of Tarvit and Kellie Castle, plus the pretty fishing villages of Fife's quaint East Neuk are only a short drive to the south.

Good state schooling is available locally with private schooling being provided at St. Leonards in St. Andrews, along with the High School of Dundee. Strathkinness has a bus service and there are railway stations in Leuchars and Cupar with Edinburgh airport about 1 hour to the south. The busy regional airport at Dundee also offers a good range of short haul flights.



### DESCRIPTION

1 Anderson Place is a delightful property, attractively presented and offering deceptively spacious accommodation of a high standard in a lovely setting. The house offers comfortable accommodation over two levels extends to about 167 sqm, centred around a living room with stove, separate dining room, breakfasting kitchen, 2 bedrooms and shower room. Upstairs is a further reception room with double bedroom off, which benefits from en-suite facilities.

### ACCOMMODATION

Ground Floor: Porch, entrance hall, living room, dining room, kitchen/breakfast room, 2 bedrooms, shower room.

First Floor: Family room. Bedroom with en suite shower room.

### OUTSIDE

Outside there is an attractive enclosed paved terrace. On the far side of the shared courtyard is a single garage, forming part of a block of garages owned by other properties on Anderson Place.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Gas Boiler	Band F	C	FTTC	YES

### FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

### DIRECTIONS

Upon entering Strathkinness from St. Andrews from the Strathkinness High Road, take the turning on the left into Anderson Place. 1 Anderson Place is situated on the left on entering the development.





**POST CODE**

KY16 9XZ

**WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: aviators.arrivnhg.dilute

**FIXTURES AND FITTINGS**

No items are included unless specifically mentioned in these particulars.

**VIEWINGS**

Strictly by appointment with the Selling Agents.

**ANTI MONEY LAUNDERING (AML) REGULATIONS**

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

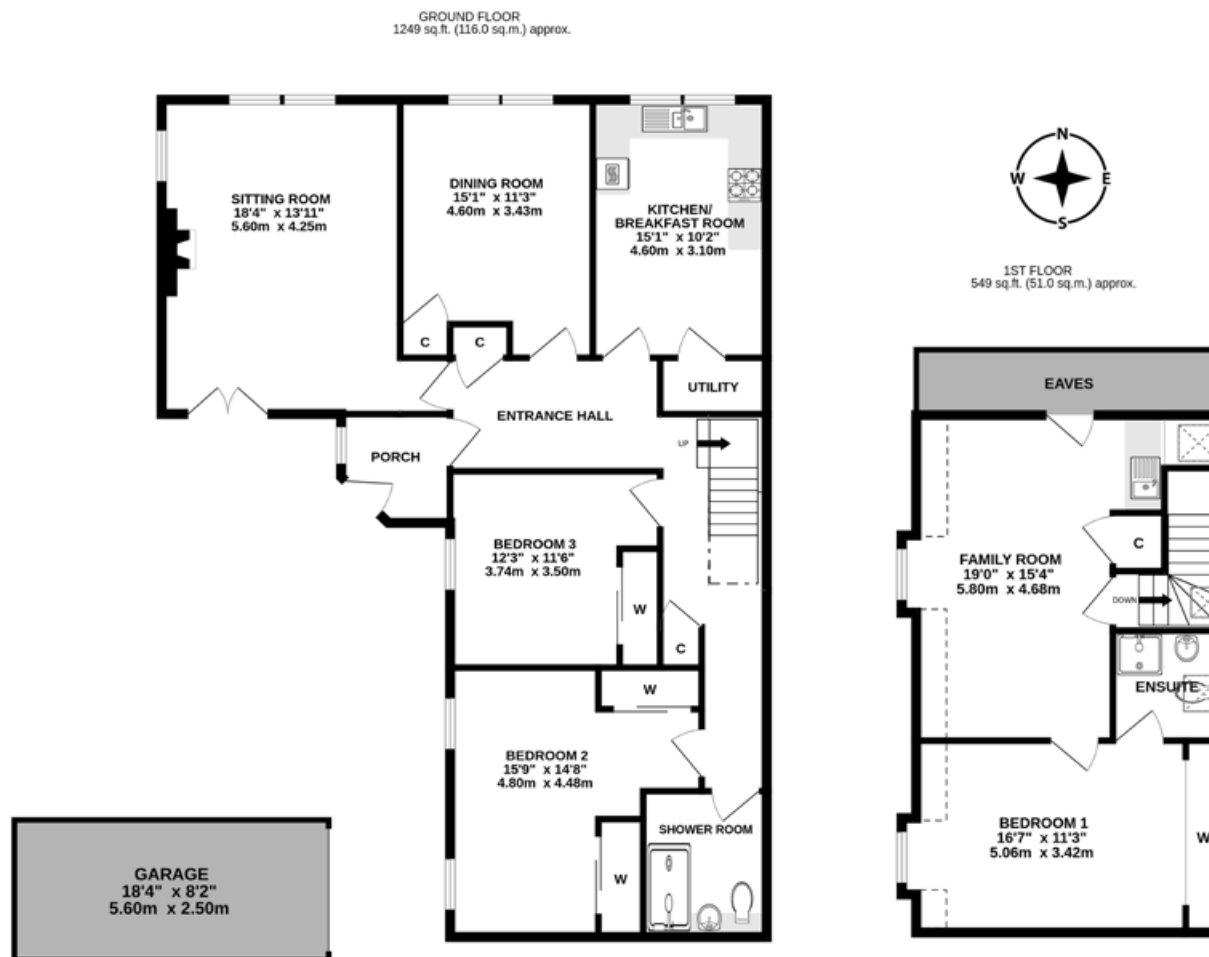
Failure to provide required identification may result in an offer not being considered.

**HEALTH & SAFETY**

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.







### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in July 2025.









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