



**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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11 School Hill  
LEUCHARS, FIFE, KY16 0HG



# THE LOCATION

## *Leuchars, Fife*

Leuchars is situated south of the Firth of Tay and offers picturesque views of the river and surrounding countryside. Leuchars has a close-knit community, with a range of amenities including shops, schools, and recreational facilities. There are frequent buses to Dundee and St Andrews, as well as the mainline railway station within walking distance from the property.

St Andrews is renowned worldwide as the 'Home of Golf'. The Old Course is a regular host to the Open Championship. There are now six further golf courses run by the St Andrews Links Trust, including the Castle Course opened in 2009. There are many other golf courses in the area including the Duke's Course, two courses at Fairmont, St Andrews Bay and Kingsbarns.

Beyond St Andrews is the East Neuk of Fife, with a spectacular coastline which boasts fishing villages built around picturesque harbours and a famous prize-winning sandy beach and a beach with rock pools.



## GROUND FLOOR

# 11 SCHOOL HILL

*Leuchars, Fife*

Viewing is highly recommended to appreciate this impressive, beautiful and flexible family home which offers generous accommodation throughout set within private garden grounds. With four bedrooms, a large reception room, a snug plus a granny flat. The property has the flexibility to be used in a variety of ways depending on the new owners' needs.

The house is accessed by means of a vestibule with tiled floor and leads into an impressive hallway with a true feeling of space and depth to this wonderful family home.

The ground floor comprises of three bedrooms, which retain lovely original deep panelled window recesses and one has a multi-fuel stove. There is a large and welcoming kitchen/family room size that has an Esse Ironheart cooker, with glass fronted multi-fuel fire, oven and two Hobs. There is also a spacious utility room, three-piece shower room and a four-piece bathroom, this completes the accommodation on the ground floor.



GROUND  
FLOOR



## FIRST FLOOR

# 11 SCHOOL HILL

*Leuchars, Fife*

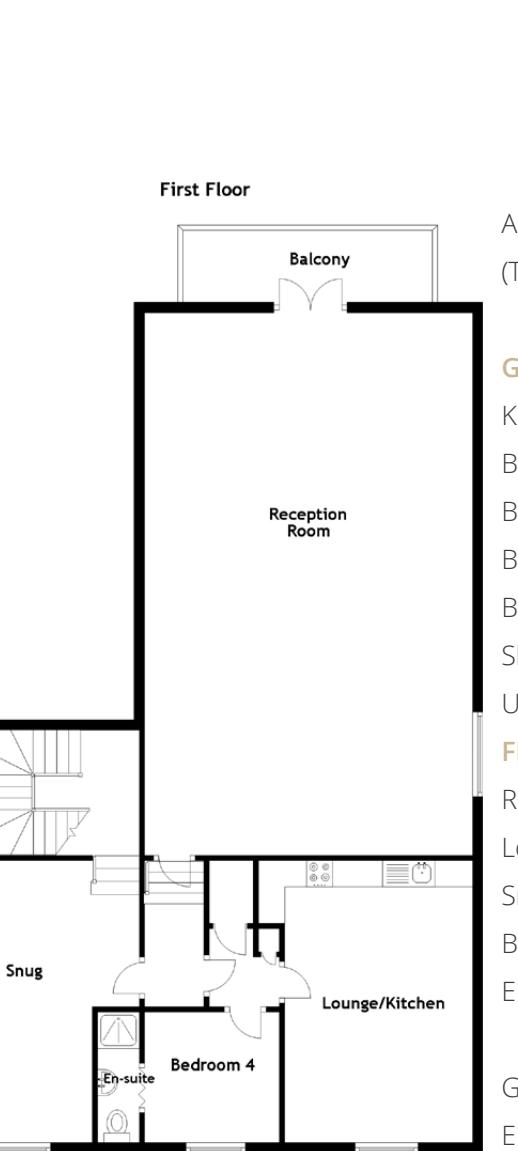
Journey up the stairs, and the snug is located to the front with fantastic views over the countryside. The upper floor then opens onto a beautiful large reception room with French doors leading out to the balcony.

There is also a well-constructed granny flat with a lounge/kitchen area, bedroom and en-suite. This bright and spacious property also benefits from gas central heating, original large sash and case windows and generous storage.

11 School Hill also boasts a well-maintained garden stocked with specimen plants, well laid out borders and cosy nooks just right for entertaining, sunbathing and accommodation of children's play requirements. It can also be accessed via the side of the property.

There is a large out building built into the house which has walled garden ground and a private driveway.





Approximate Dimensions  
(Taken from the widest point)

#### GROUND FLOOR

Kitchen/Family Room	5.70m (18'8") x 4.81m (15'10")
Bedroom 1	5.40m (17'9") x 3.70m (12'2")
Bedroom 2	4.50m (14'9") x 3.70m (12'2")
Bedroom 3	4.80m (15'9") x 3.70m (12'2")
Bathroom	3.60m (11'10") x 1.20m (3'11")
Shower Room	2.90m (9'6") x 1.69m (5'7")
Utility	4.40m (14'5") x 1.20m (3'11")

#### FIRST FLOOR

Reception Room	10.40m (34'1") x 6.00m (19'8")
Lounge/Kitchen	5.40m (17'9") x 3.60m (11'10")
Snug	5.40m (17'9") x 3.80m (12'6")
Bedroom 4	2.58m (8'6") x 2.50m (8'2")
En-suite	2.50m (8'2") x 0.80m (2'7")

Gross internal floor area (m<sup>2</sup>): 250m<sup>2</sup>

EPC Rating: C



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