



VIEWLANDS HOUSE

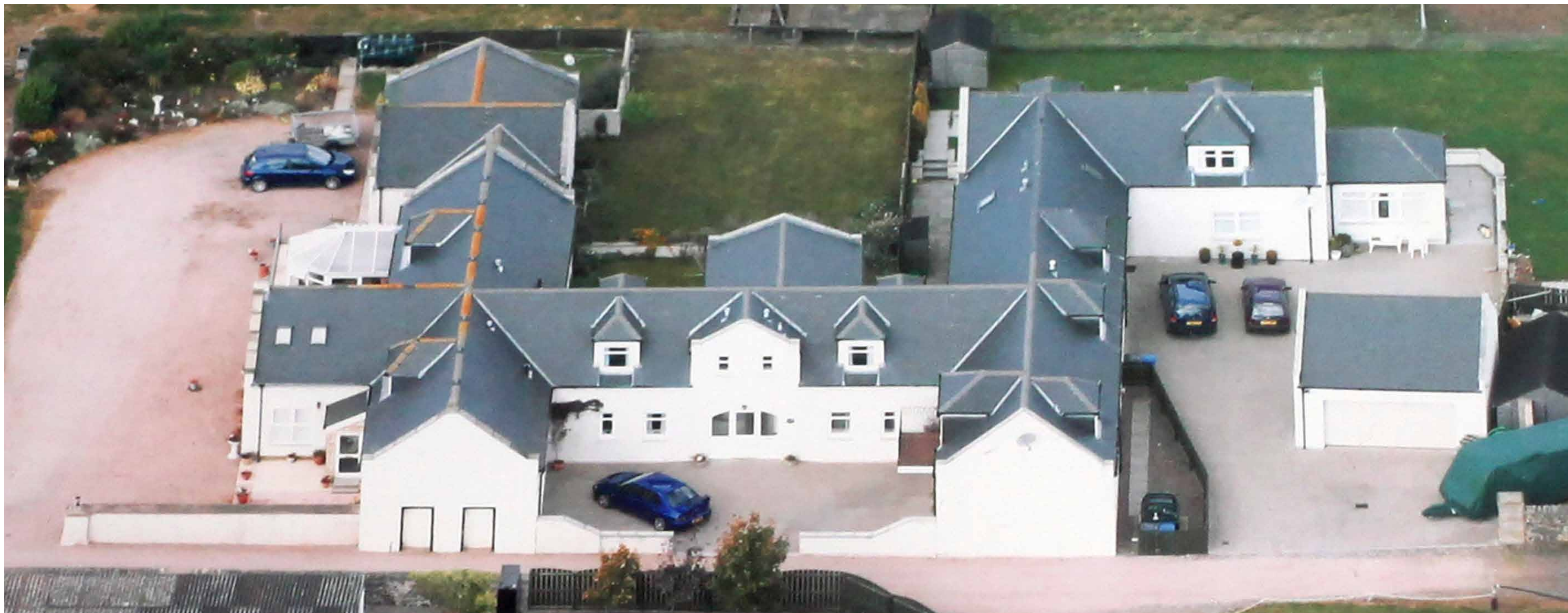
ST. MICHAELS, ST. ANDREWS, KY16 0DU

**McEwan Fraser Legal**
Solicitors & Estate Agents



SITUATED IN THE VILLAGE OF ST MICHAELS IN NORTH EAST FIFE. ONLY 10 MINUTES DRIVE FROM ST ANDREWS, "HOME OF GOLF" AND 10 MINUTES DRIVE FROM DUNDEE, "CITY OF DISCOVERY". VIEWLANDS IS CLOSE TO TENTSMUIR FOREST AND KINSHALDY BEACH. ST MICHAELS GOLF COURSE IS WITHIN WALKING DISTANCE. WELL SERVED BY BOTH BUS AND TRAINS MAKING IT EASY TO VISIT SURROUNDING TOWNS AND VILLAGES.

THE HAMLET OF ST MICHAELS IS LOCATED APPROXIMATELY 7 MILES FROM THE CENTRE OF DUNDEE AND 7 MILES FROM ST. ANDREWS. THE LOCAL TRAIN STATION IS BASED IN LEUCHARS APPROXIMATELY 1.5 MILES FROM THE PROPERTY. NEARBY IS DRUMOIG GOLF COURSE & HOTEL WITH 18 HOLE COURSE AND THE REPUTABLE FAIRWAYS RESTAURANT AND BAR.



VIEWLANDS IS A MOST ATTRACTIVE SEMI-RURAL PROPERTY STANDING IN A SUPERB LOCATION WITH WONDERFUL VIEWS OVER THE SURROUNDING FIELDS AND COUNTRYSIDE. A SHORT DISTANCE TO THE SOUTH-WEST LIES THE VILLAGE OF BALMULLO WHICH OFFERS A GOOD RANGE OF LOCAL SERVICES AND AMENITIES. ST. ANDREWS IS SOME SEVEN MILES TO THE SOUTH-EAST. THE COSMOPOLITAN UNIVERSITY TOWN IS RENOWNED WORLDWIDE AS THE "HOME OF GOLF" WITH ITS EXCELLENT RANGE OF SPECIALIST SHOPS AND FACILITIES. TO THE SOUTH-WEST FIFE'S MAIN MARKET TOWN OF CUPAR HAS A GOOD RANGE OF LOCAL AMENITIES WHILST NO MORE THAN FIFTEEN MINUTES TO THE NORTH IS THE CITY OF DUNDEE.

SURROUNDING VIEWLANDS IS STUNNING COUNTRYSIDE WITH A LOVELY MIX OF FARMLAND, WOODLAND AND HILL GROUND. THE RESULT IS AN EXCELLENT CHOICE FOR THE OUTDOOR ENTHUSIAST WITH WALKING, CYCLING AND RIDING ALL READILY AVAILABLE. THERE ARE MANY HIGHLY REGARDED GOLF COURSES IN THE AREA INCLUDING THE CHAMPIONSHIP COURSES AT ST. ANDREWS AND CARNOUSTIE, BOTH OF WHICH REGULARLY HOST THE BRITISH OPEN. THE WIDE-OPEN SPACES OF THE LOMOND HILLS AND THE PRETTY FISHING VILLAGES OF FIFE'S EAST NEUK ARE WITHIN COMFORTABLE DRIVING DISTANCE. STATE SCHOOLING IS AVAILABLE LOCALLY WITH INDEPENDENT SCHOOLING BEING PROVIDED AT THE HIGH SCHOOL OF DUNDEE AND ST. LEONARDS IN ST. ANDREWS. THERE ARE MAINLINE RAILWAY STATIONS IN LEUCHARS, CUPAR, DUNDEE AND LADYBANK WITH EDINBURGH AIRPORT ABOUT 75 MINUTES TO THE SOUTH.

MCEWAN FRASER LEGAL IS DELIGHTED TO OFFER TO THE MARKET THIS STUNNING COUNTRY PROPERTY, BUILD BY THE CURRENT OWNER TO A HIGH STANDARD. THE PROPERTY STRETCHES OUT OVER TWO FLOORS WITH ELEGANT PROPORTIONS. ON THE GROUND FLOOR, THE ACCOMMODATION COMPRISES, BEDROOM 4 WITH EN-SUITE SHOWER ROOM, FURTHER GUEST CLOAKROOM, UTILITY ROOM, SPACIOUS DINING KITCHEN WITH PENINSULA BREAKFAST BAR THAT IS OPEN-PLAN TO THE FORMAL DINING ROOM. THE LOUNGE HAS FRENCH DOORS TO THE SUN-LOUNGE.

THE UPPER FLOOR HOLDS THREE MORE BEDROOMS, THE MASTER BEDROOM INCLUDES AN EN-SUITE BATHROOM AND THE FAMILY BATHROOM. STORAGE IS BOUNTIFUL WITHIN THIS HOME.

THE PROPERTY ALSO BENEFITS FROM FULL DOUBLE GLAZING, OIL CENTRAL HEATING AND A SECURITY ALARM SYSTEM.





IT IS ALL ABOUT THE LOCATION! VIEWLANDS CERTAINLY OFFERS A GREAT LOCATION ON THE EDGE OF THE POPULAR VILLAGE OF ST MICHAELS. THE SOUTHERLY ASPECT HOLDS UP SOME FINE COUNTRYSIDE VIEWS. THE HOUSE, BUILT BY THE CURRENT OWNER IN THE STYLE OF A COUNTRY STEADING AND HAS BEEN BEAUTIFULLY MAINTAINED. THE LOUNGE ENJOYS A TRIPLE ASPECT WITH FRENCH DOORS INTO THE SUN LOUNGE FROM WHERE ONE CAN ACCESS THE GARDENS. THE DINING ROOM IS ELEGANTLY PROPORTIONED AND PERFECT FOR ENTERTAINING AS IT SITS JUST OFF THE KITCHEN. THE KITCHEN IS WELL STOCKED WITH FLOOR AND WALL UNITS WITH OAK DOORS AND CONTRASTING WORKTOPS.







EXTERNALLY A LARGE MONO-BLOC DRIVE AFFORDS PARKING FOR SEVERAL VEHICLES. THERE ARE TWO LARGE, DETACHED, GARAGES. THE DOUBLE GARAGE HAS LIGHT, POWER AND WATER. THE ELECTRICALLY OPERATED DOOR HAS A HEIGHT OF 2070MM WHICH IS HIGHER THAN NORMAL AND CAN ACCOMMODATE VEHICLES SUCH AS 4X4'S. THE SINGLE GARAGE HAS A DOOR OPENING OF 2300 HIGH X 3000MM WIDE WHICH MAKES IT SUITABLE FOR LARGER VANS/TRAILERS. IDEAL FOR THOSE WITH A HOBBY OR LOOKING TO CONVERT ONE TO AN OFFICE. SWATHES OF LAWN WRAP AROUND THE HOUSE TO THE BACK AND SIDE AND THE FAR-REACHING VIEWS OVER THE OPEN COUNTRYSIDE ARE STUNNING. GIVEN THE LOCATION, SIZE AND LAYOUT OF THE PROPERTY THE OPERATION OF A B&B WOULD BE POSSIBLE SUBJECT TO RELEVANT PERMISSIONS.





APPROXIMATE DIMENSIONS (TAKEN FROM THE WIDEST POINT)

GROUND FLOOR

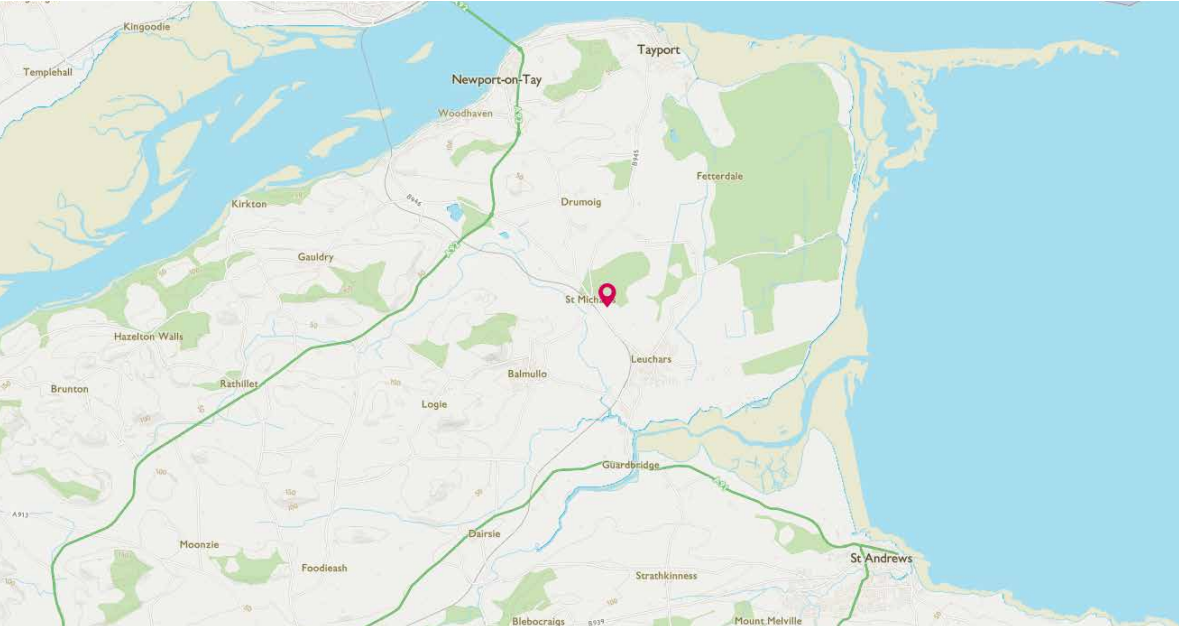
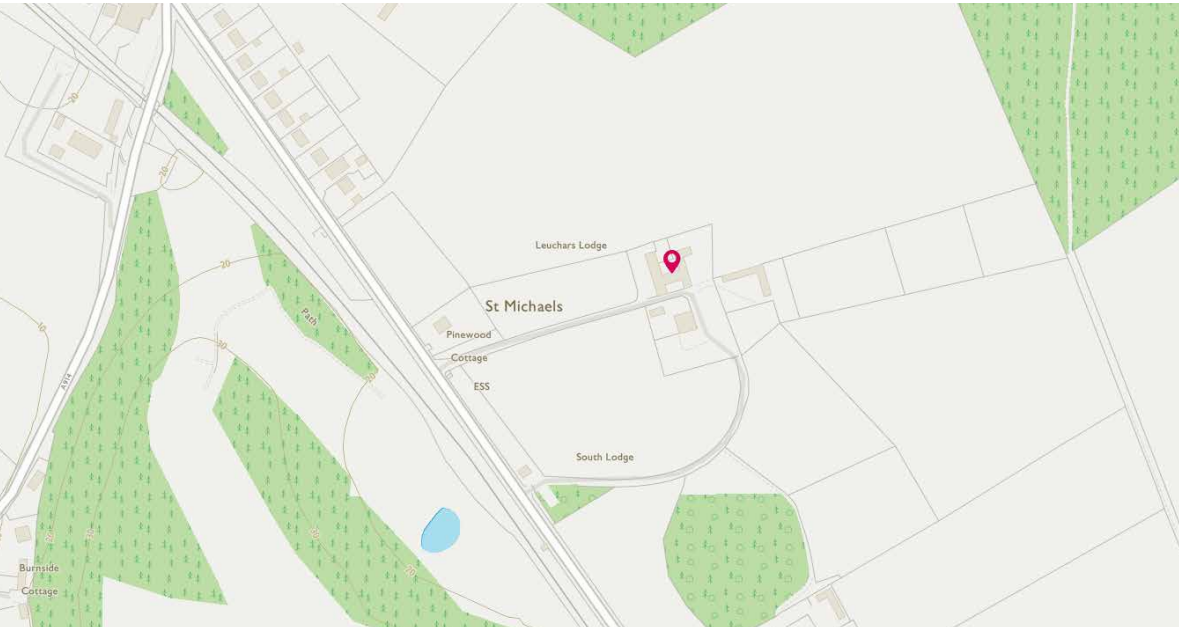
LOUNGE	5.60M (18'4") X 5.40M (17'9")
SUN ROOM	4.20M (13'9") X 3.30M (10'10")
KITCHEN	5.40M (17'9") X 3.60M (11'10")
DINING ROOM	5.40M (17'9") X 4.15M (13'7")
UTILITY	2.60M (8'6") X 2.40M (7'10")
BEDROOM 4	4.15M (13'7") X 3.85M (12'8")
EN-SUITE	2.45M (8') MAX X 1.70M (5'7")
WC	2.15M (7'1") X 2.00M (6'7")
GARAGE 1	6.30M (20'8") X 5.80M (19')
GARAGE 2	7.80M (25'7") X 3.00M (9'10")

FIRST FLOOR

BEDROOM 1	7.10M (23'3") X 4.40M (14'5")
EN-SUITE	2.70M (8'10") X 2.40M (7'10")
BEDROOM 2	4.65M (15'3") X 4.60M (15'1")
BEDROOM 3	5.15M (16'11") X 3.70M (12'2")
BATHROOM	2.40M (7'10") X 2.05M (6'9")

GROSS INTERNAL FLOOR AREA (M²): 224M²

EPC RATING: C





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
JAYNE SMITH
 Surveyor



Professional photography
LEIGH ROLLO
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer