



7 PITMILLY PARK

KINGSBARN,  
ST ANDREWS, FIFE



# 7 PITMILLY PARK

KINGSBARN, ST ANDREWS, FIFE, KY16 8AU

*Detached contemporary family home on the edge of sought after village*

*Superb modern home built in 2019*

*Open plan kitchen with French doors to garden*

*Stunning countryside views*

*Private garden, off street parking and double garage*

*6.5 miles from St Andrews town centre*

*Easily accessible to major cities such as Edinburgh, Dundee and Perth*

Hall with storage cupboards, kitchen, utility room, WC

Sitting room/dining room

Two double bedrooms with walk-in wardrobes

Family bathroom

Family room/bedroom 5

Principal bedroom with dressing room and en suite shower room

Further double bedroom with wardrobe space and en suite shower room

Linen cupboard

Double garage

Off street parking for three cars comfortably

EPC = C

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## SITUATION

7 Pitmilly Park is situated on the edge of Kingsbarns, a village set in the sought after East Neuk of Fife.

Kingsbarns lies around 6½ miles southeast of St Andrews, the 'Home of Golf', and has good access to the other towns and villages of the East Neuk of Fife. Centred around a distinctive village square, Kingsbarns has a number of local amenities including a primary school, church, village hall which is the venue for many community events, and a beautiful sandy beach with an old harbour and fossilised remains.

Kingsbarns Golf Links is one of the three host courses for the Dunhill Links Championship every autumn, and for the golf enthusiast, the stretch of coast between Kingsbarns and St Andrews currently has three championship courses. There are now seven golf courses under the management of the St Andrews Links Trust, including the Castle Course which opened in 2008. The world-famous Old Course will play host to the British Open Championship in July 2022. Also close by are the two golf courses at The Fairmont St Andrews Hotel and the Duke's Courses. The courses at Elie, Crail, Leven and Lundin Links are all within easy reach.

St Andrews is well known for its university which is one of the oldest in Britain, founded in 1410. The town provides state schooling at Madras College and private schooling at St Leonards, and Dundee High School is easily accessible. The town has a fine range of shops, hotels, restaurants and recreational and cultural facilities which include a cinema, theatre, swimming pool, golf museum and castle museum.

Access by rail, road and air is good. Leuchars railway station is on the main Aberdeen to London line and provides a fast link to Dundee and Edinburgh and a sleeper service to London. Edinburgh Airport, with its increasingly wide range of domestic and international flights, is only 49 miles.

All mileages are approximate.

## DESCRIPTION

7 Pitmilly Park is one of 18 properties in the development built by Ogilvie Homes in 2019. It is a superbly presented and spacious family home with a stunning rural outlook towards the neighbouring farmland. The house was built in 2019 to a very high standard with flexible and attractive living space.

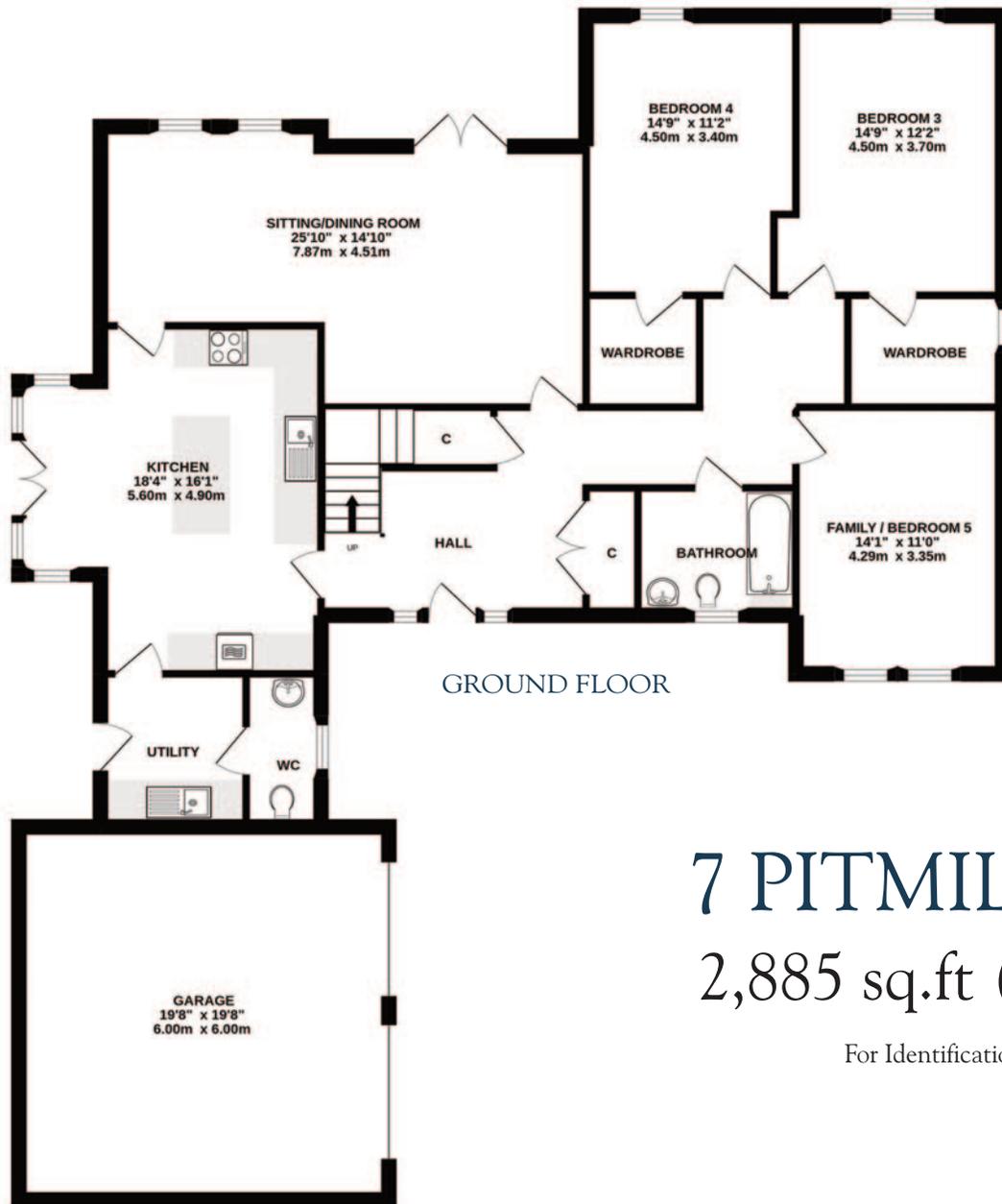
The ground floor is versatile to suit family living and has scope to extend from the kitchen and sitting room if the new owner desires. There is a large hall with two generous storage cupboards. The kitchen is an Ashley Ann design and is open plan with a breakfast bar. Appliances included integrated AEG fridge freezer, AEG 4 ring hob, AEG electric oven, AEG integrated dishwasher. French doors from the kitchen lead out to the terrace. There is a utility room with a separate WC from the kitchen. In the utility room there are several storage cupboards, single sink and several appliances: Candy dryer, AEG washing machine and Ideal boiler. The back door leads out to the garden.

There is a spacious sitting/dining room with French doors leading out to the garden. There are two bedrooms downstairs both with walk in wardrobes. The ground floor is completed by a bathroom and a family room/bedroom 5.

Stairs from the hall lead up to the first floor where there is a large landing with a hatch to the attic. The generously sized principal bedroom has a dressing room and en suite shower room, while a shelved partition cleverly creates a small sitting area within the bedroom. There is a further double bedroom with wardrobe space and an en suite shower room, as well as a linen cupboard off the landing.







GROUND FLOOR



FIRST FLOOR



# 7 PITMILLY PARK

## 2,885 sq.ft (268.0 sq.m)

For Identification Purposes Only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





## GARDEN

The garden can be accessed from the kitchen and sitting/dining room. A wooden fence creates privacy. There is a double garage and off street parking for three cars to park comfortably.

## DIRECTIONS

From St Andrews take the A917 south east to Kingsbarns. Follow this road for approximately 6 miles. When in the village of Kingsbarns, turn right on to Station Road signposted to Dunino. The entrance to Pitmilley Park is the second turning on the right. Follow the road round to the right and the entrance to 7 Pitmilley Park is on your left hand side.

## GENERAL REMARKS

### VIEWINGS

Strictly by appointment with Savills - 0131 247 3738.

### SERVICES

Mains water, electricity and drainage. LPG gas

### LOCAL AUTHORITY & TAX BAND

Fife council tax band G.

### FACTOR

Hacking & Paterson. (Communal maintenance)

Contact number: 0131 523 1575.

Email address: [edinburgh@hackingandpaterson.co.uk](mailto:edinburgh@hackingandpaterson.co.uk)

103 East London Street, Edinburgh, EH7 4BF

### FIXTURES & FITTINGS

Standard fixtures and fittings are included in the sale. Blinds and lampshades are also included.

### SERVITUDE RIGHTS, BURDENS AND WAYLEAVES

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

### OFFERS

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

### DEPOSIT

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

### IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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