



3 West Acres

| St Andrews | KY16 9UD

Thorntons 
Let's get a move on!



Fantastic and rare opportunity to purchase an extensive residential plot of land located in a highly sought after cul de sac within the desirable west end of St Andrews with easy access to the historic town centre with its university, shops, restaurants, golf courses, beaches, theatre etc.



The plot is located in a very private setting on a large corner site with two adjacent frontages, extending to 1206 square metres, with planning permission in principle for the erection of two detached dwelling houses and the demolition of the existing house. A quotation for the demolition and removal is available if required.

The extent of the land is best appreciated on the ground and has great flexible potential, not only for the erection of two detached dwelling houses; the large impressive site would lend itself to the erection of a spectacularly grand single property.

Please note all services are on site or conveniently on hand and the site is not in a conservation area, not listed and has no tree preservation orders.

Information regarding the planning application can be found on Fife Councils Planning Applications Online website Reference 18/01712/PPP.



- Extensive Residential Plot
- Desirable Location
- Quiet Cul de Sac
- 1206 square metres
- Planning Permission in Principle
- 2 Detached Dwelling Houses or
- 1 Substantial Single House
- All Services on Site or Nearby



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Thorntons
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