

**Thorntons**   
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6 Cant Crescent, St Andrews, Fife, KY16 8NF

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# ST ANDREWS, FIFE

**World-renowned for its ancient university, golfing heritage and stunning beach, St Andrews attracts more than half a million visitors each year, and is regarded as one of the finest towns and best places to live in Scotland.**

*Characterised by its narrow cobbled streets and beautiful architecture, the bustling town centre hosts a charming blend of independent shops and high-street retailers, plus diverse cafes, coffee shops, delis, greengrocers, butchers and bakeries.*

There are also several large supermarkets on the outskirts of the town. St Andrews enjoys international fame as 'The Home of Golf' – the game has been played at St Andrews Links for over 600 years, and the iconic Old Course draws thousands of professionals, amateurs and spectators from across the globe. Other tourist attractions include the 12th and 13th-century ruins of St Andrews Cathedral and St Andrews Castle, as well as St Andrews Botanic Garden. The property falls within the catchment area for Lawhead Primary School and Madras College; private schooling options include a Montessori nursery and St Leonards School. Situated in the East Neuk of Fife, St Andrews is approximately 30 minutes' drive from Dundee and 90 minutes' drive from Glasgow and Edinburgh. The town is served by excellent local and intercity bus links; daily direct flights to London are available from Dundee airport.











**Tucked within an established cul-de-sac on the edge of exclusive St Andrews, this modern detached villa represents a luxurious family home in a highly sought-after location.**

*Offering some 240 sq. metres of flexible accommodation over two levels, the property boasts no fewer than six bedrooms, three bathrooms and three wonderful reception rooms that extend into the garden. To the front the villa provides off-street parking for at least six vehicles, and to the rear is an enchanting, west-facing garden.*

Set back from the road behind a substantial driveway, the traditional-style house instantly endears with its front gables and decorative masonry. The welcoming front porch leads into an inviting entrance hall, which incorporates a convenient WC and useful built-in storage. Solid bamboo flooring paired with warm neutral décor sets an elegant tone for the accommodation to follow. Glazed double doors opposite the grand staircase open into the light-filled living room, which boasts dual-aspect windows and patio doors onto the rear garden. At the heart of the space is living-flame gas fire framed by a contemporary marble and stone surround. The equally impressive dining room adjacent also enjoys a westerly aspect and direct access to the rear garden.



## Features

- Modern detached villa
- Inviting hall with a WC
- Dual-aspect living room
- Dining room onto garden
- Impressive dining kitchen
- Separate utility room
- Four double bedrooms
- Spacious single bedroom
- Home office/6th bedroom
- Versatile dressing room
- 4-piece family bathroom
- 2 en-suite shower rooms
- Integral double garage
- Multi-vehicle driveway
- West-facing rear garden
- GCH & DG

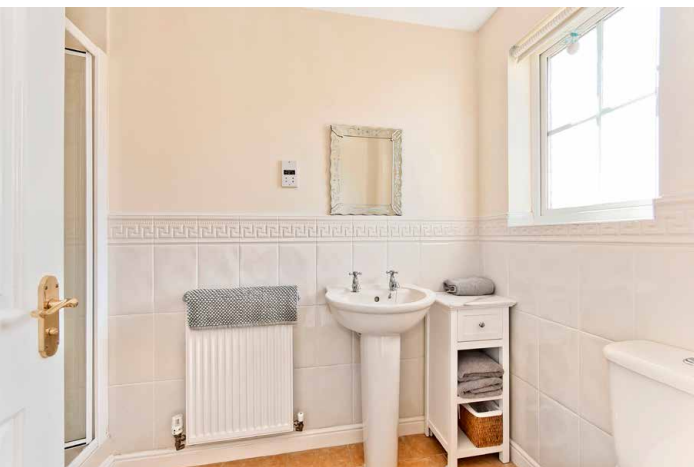










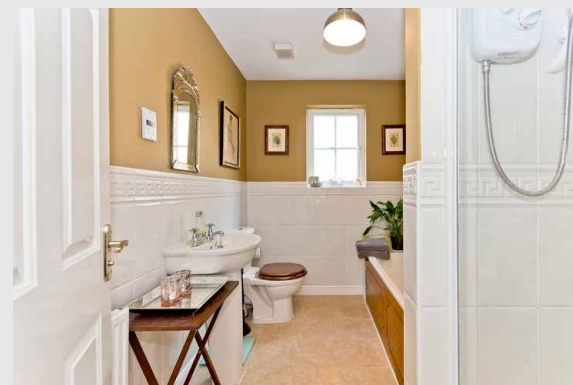


Ideal for family meals or entertaining, the dining room flows into the dining kitchen, which can also be reached independently from the hall. Designed as the busy hub of the home, the dining kitchen houses a large fitted kitchen and a dedicated dining area with patio doors onto the garden. In addition to a wealth of storage and workspace, the ash-effect kitchen is replete with a full complement of integrated appliances: a four-burner gas hob, a slimline extractor, an electric double oven/grill, a fridge, a freezer and a dishwasher. The separate utility room provides practical laundry facilities, an external side door, and direct access to the integral double garage. Completing the ground floor is a bright home office, which would lend itself to various uses such as a snug, a playroom or a sixth bedroom.

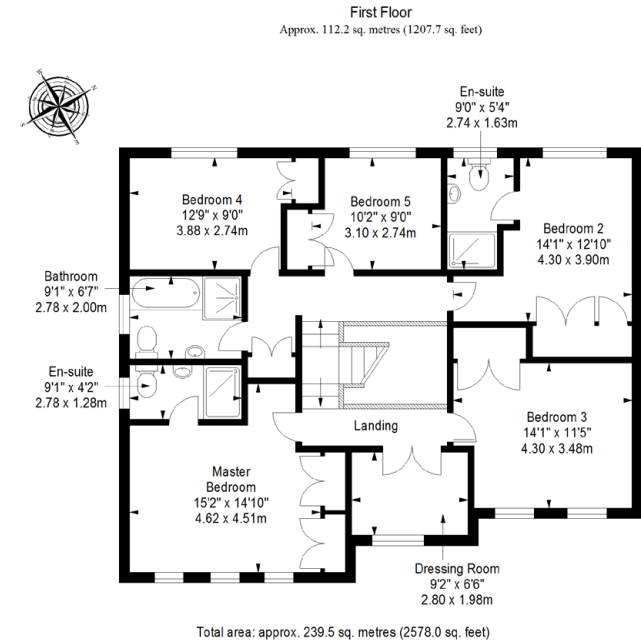
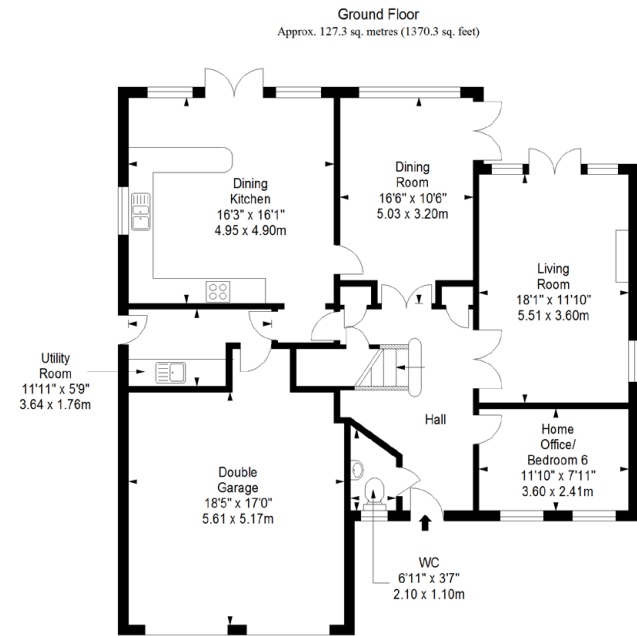
Ascending the grand staircase to the gallery landing, on the first-floor there are four double bedrooms with fitted wardrobes, a generous single bedroom with a fitted wardrobe, a versatile dressing room and a four-piece family bathroom. The two largest double bedrooms also enjoy en-suite facilities. Gas central heating and double-glazed windows ensure optimum comfort and efficiency, all year round.

Owing to its sizeable plot, the villa boasts a neat lawn with herbaceous borders to the front; a practical shed and storage area to the side; and a west-facing garden to the rear. The rear garden is fully enclosed for maximum privacy and seclusion, and has been landscaped to include suntrap patios, a manicured lawn and a dining terrace set beneath a pergola draped in wisteria and jasmine. The four-car driveway and double garage provide off-street parking for at least six vehicles. EPC Rating - C.

Extras: all fitted carpets and floor coverings, fitted blinds, integrated appliances, freestanding washing machine and shed to be included in the sale.







17-21 BELL STREET, ST ANDREWS, KY16 9UR, UNITED KINGDOM | 01334 474200 | [WWW.THORNTONS-PROPERTY.CO.UK](http://WWW.THORNTONS-PROPERTY.CO.UK) | [STANDREWSEA@THORNTONS-LAW.CO.UK](mailto:STANDREWSEA@THORNTONS-LAW.CO.UK)

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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