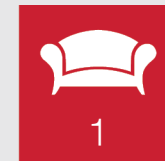




Thorntons 
The right way to move

18 Andrew Lang Crescent

St Andrews, Fife
KY16 8YL



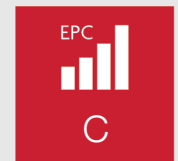
1



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2



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Ideal for families, this three-bedroom, two-bathroom linked-detached house is desirably situated in the historic coastal town of St Andrews - set next to a public play park, close to open countryside, and within easy reach of all the town has to offer. The interiors are light and airy, with stylish high-end finishes, and the large rear garden is reassuringly secure for children and pets. An integrated garage and driveway provide private parking for multiple vehicles.

You enter via a chicly decorated hall with a convenient WC cloakroom and handsome engineered oak flooring that flows through the ground floor. From here, you step into a remarkably spacious reception room that extends the full depth of the property with a bright dual-aspect outlook and tasteful neutral décor. It offers flexible areas for both relaxation and formal dining, as well as a social connection to the kitchen, which is also handily accessible from the garage. The bright garden-facing kitchen is stylishly appointed with a good selection of glossy white and oak-inspired cabinets offset by a coordinating herringbone floor.

Features

- Desirable coastal town address
- On-trend quality interiors
- Spacious link-detached house
- Entrance hall with a convenient WC
- Large dual-aspect living/dining room with kitchen access
- High-end integrated kitchen with garage access
- Two double bedrooms with wardrobes
- One versatile single bedroom
- Family bathroom and ensuite shower room
- Private driveway and integral single garage
- Front garden and enclosed rear garden
- Gas central heating and double glazing



“An ideal family home with three bedrooms, multiple washrooms, an enclosed garden, private parking, and a quiet coastal town address.”





Further equipping the space is a luxury illuminated worktop, built-in pantry storage, and a range of neatly integrated appliances including an oven, a fridge freezer, a washing machine, a dishwasher, and an induction hob with an ultra-modern hood.

On the first floor, a naturally-lit landing (with storage) affords access to two double bedrooms and a single bedroom, all comfortably carpeted and individually styled. The double rooms are supplemented by fitted wardrobes, with the garden-facing principal bedroom also benefiting from a bright en-suite shower room. Completing the upstairs is a white and wood-toned family bathroom featuring a shower-over bath. The property is kept warm and efficient by gas central heating and full double glazing.

Outside, the house is hugged by attractive lawned gardens. The securely enclosed rear garden is of a generous size and enjoys a secluded leafy outlook. Private parking is provided via a driveway leading to an integral single garage.

Extras: All fitted floor coverings, window blinds, and integrated kitchen appliances are to be included in the sale.





St Andrews, Fife

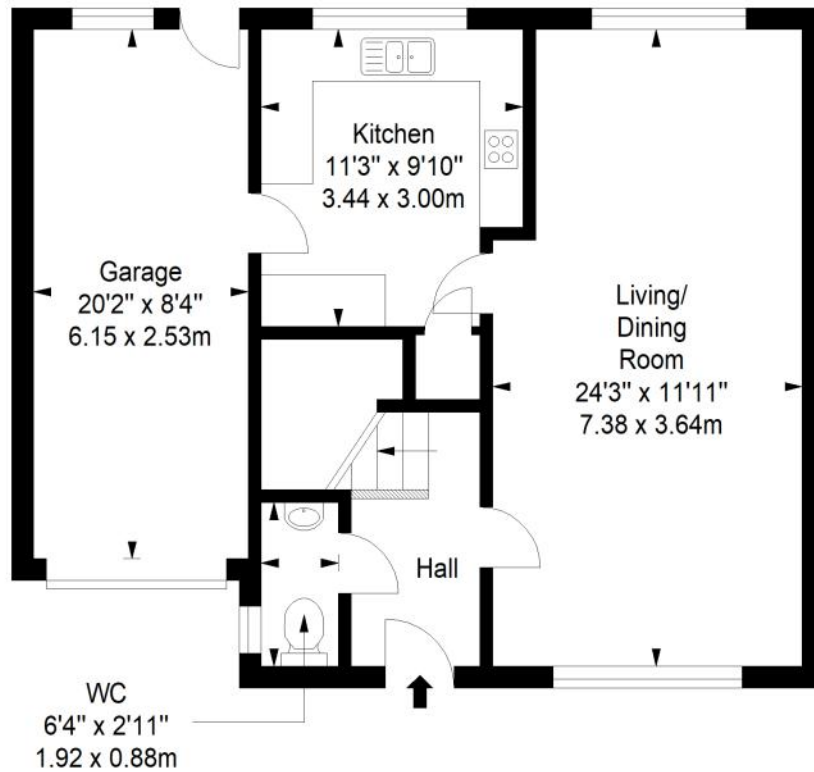
World-renowned for its ancient university, golfing heritage and stunning beach, St Andrews attracts more than half a million visitors each year, and is regarded as one of the finest towns and best places to live in Scotland. Characterised by its narrow cobbled streets and beautiful architecture, the 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. Excellent state schools can be found nearby; 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.

Floorplan

Ground Floor
Approx. 62.9 sq. metres (677.1 sq. feet)

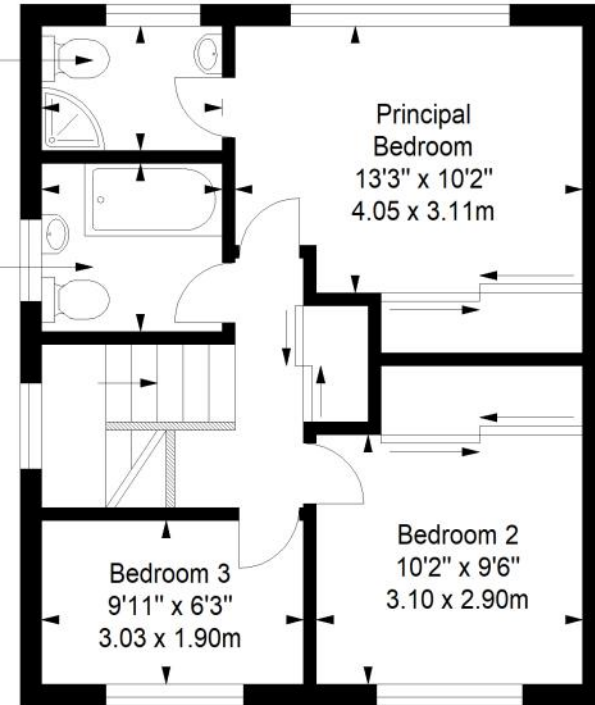


First Floor
Approx. 48.2 sq. metres (518.8 sq. feet)



En-suite
6'9" x 4'9"
2.06 x 1.45m

Bathroom
6'10" x 6'4"
2.09 x 1.94m



Total area: approx. 111.1 sq. metres (1195.9 sq. feet)



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Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutheara@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeeya@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cupareaa@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinea@thorntons-law.co.uk

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montroseaa@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk



@ThorntonsPropertyServices



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