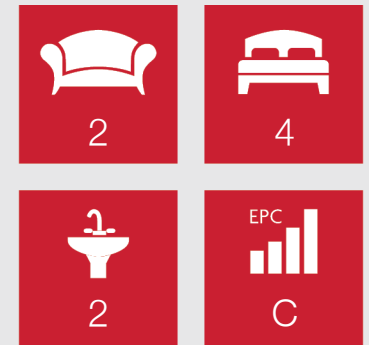




Thorntons
The right way to move

18 Rires Road

Leuchars, Fife, KY16 0EE





Summary

Situated on the rural edge of Leuchars, this modern four-bedroom detached house has a highly desirable location as part of a family-friendly development. It features bright and spacious rooms and is finished to a high standard with attractive decoration throughout. The home further boasts an open-plan kitchen and dining room with rear garden access, generous bespoke built-in storage, and a stylish family bathroom, as well as an en-suite and a WC. Completing the package, it also has private parking for at least two cars and an expansive rear garden that is fully enclosed and with a suntrap aspect. Extras: all fitted floor and window coverings, light fittings, an integrated oven/grill and gas hob, a freestanding fridge/freezer, and a washing machine to be included in the sale.

Features

- Large detached house on a 147 sq/mt plot
- Picturesque location in Leuchars
- Spacious living room with a bay window
- Generously appointed kitchen/dining room
- Separate utility room with adjacent WC
- Main bedroom with 2 bespoke built-in wardrobes
- Second double bedroom with 2 integral wardrobes
- Two versatile bedrooms, each with an integral wardrobe
- Modern en-suite shower room
- Family bathroom with overhead shower
- Well-maintained front and large rear garden
- Integrated garage and a double driveway
- Gas central heating and double glazing



"A modern executive detached house with four bedrooms, offering a picturesque lifestyle on the rural edge of Leuchars"



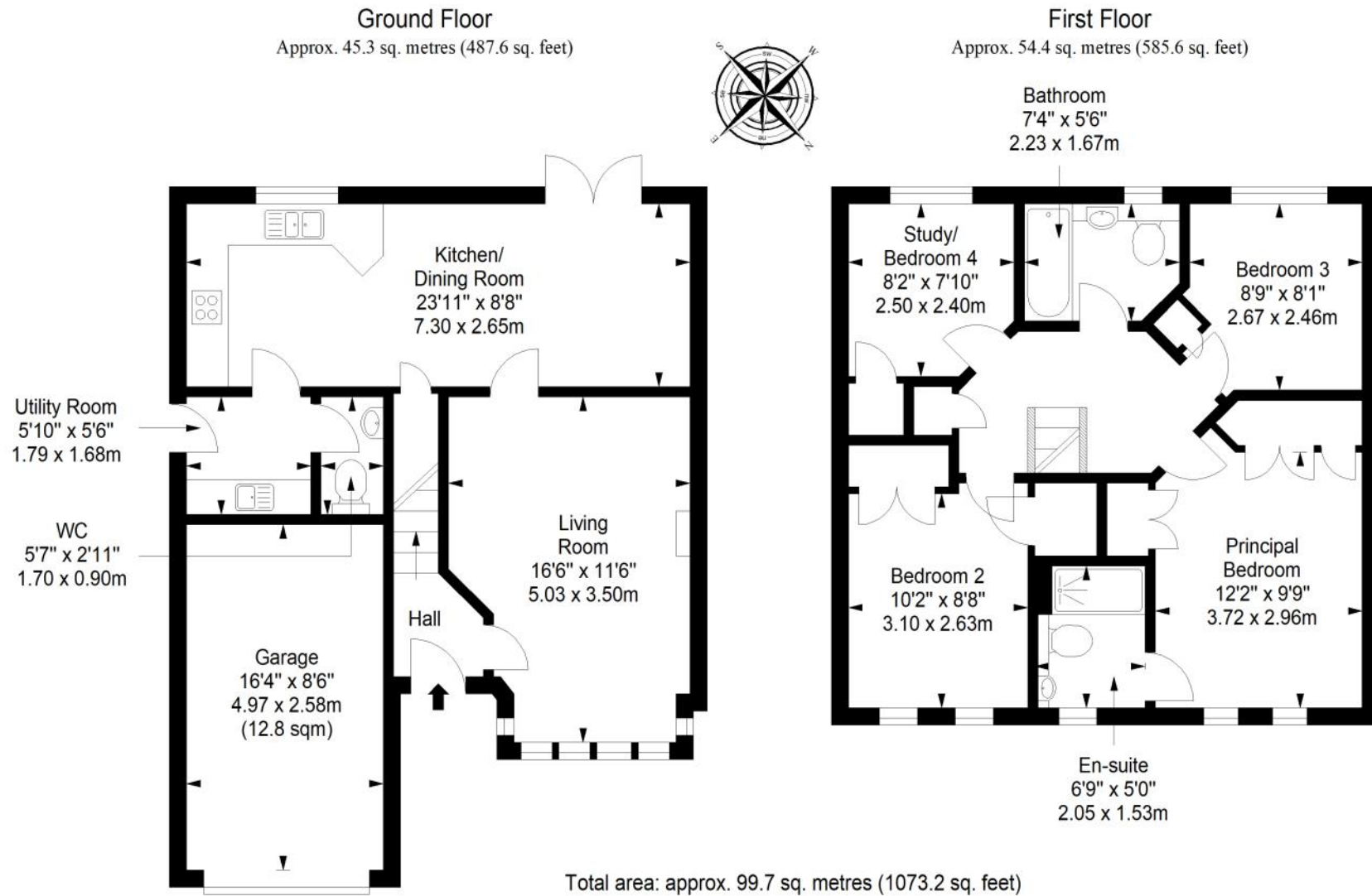




"Generous private parking and a large, suntrap garden laid with a sweeping lawn and a composite deck for summer dining"



Floorplan





Thorntons[↑]

The right way to move

Our Branches

ANSTRUTHER

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

ARBROATH

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

BONNYRIGG

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

CUPAR

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

DUNDEE

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

EDINBURGH

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

PERTH

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

ST ANDREWS

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

FORFAR

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



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP
Regulated by The Law Society of Scotland