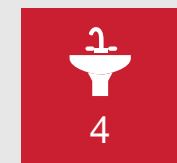
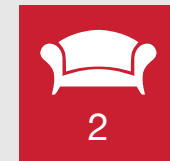




**Thorntons**   
The right way to move

Plot 193  
The Craighall

Annie Paton Road,  
St Andrews, KY16 8BS





Forming part of a highly sought-after new development by David Wilson Homes, this is an outstanding opportunity to purchase an exceptional new-build detached house. The four bedroom, four-washroom property is an executive home in the stylish Craighall house type, which affords generous living space finished to a high specification. It further benefits from ample private parking and a large, fully-enclosed rear garden. In addition, the property ensures a high degree of versatility and excellent storage. It also has an impressive open-plan kitchen, dining and family room, which is designed for every occasion. With a prestigious location in historic St Andrews, the home offers a scenic lifestyle close to the beautiful countryside and spectacular beaches. It is also within easy reach of the town's thriving amenities, the world-famous golf courses, and the leading university.

The Craighall house type has a sophisticated façade, complementing the accommodation therein. As you move inside, you are met by a central hall which offers a lovely introduction and a convenient WC. To the left of the hall, the lounge provides a relaxed and comfortable setting for everyday use. It has a spacious footprint to accommodate a fantastic selection of furniture and it is brightly illuminated by a generous window, ensuring an airy ambience throughout the day. It is the ideal space to unwind with family and friends.

## General Features

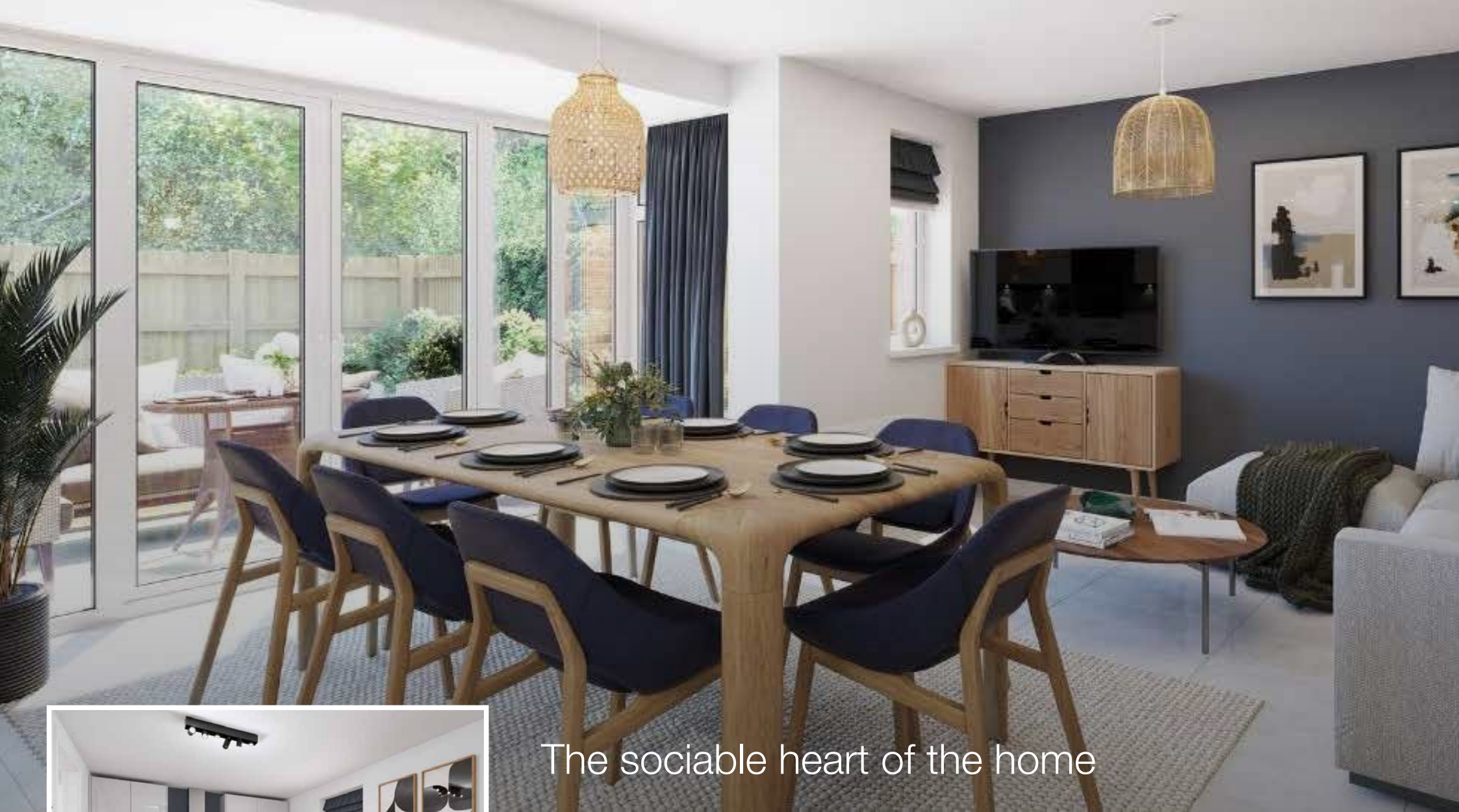
- An exceptional new-build detached house
- Part of a new development by David Wilson Homes
- Prestigious location in historic St Andrews
- Proximity to the countryside and coastline
- Spacious rooms finished to a high specification

## Accommodation Features

- Inviting entrance hall with a convenient WC
- Bright lounge with a spacious footprint
- Open-plan kitchen/dining/family room
- French doors for direct access to the garden
- Utility room with alternate garden access
- First-floor landing that is naturally lit
- Four double bedrooms
- Two contemporary en-suite shower rooms
- Family bathroom with a three-piece suite

## Exterior Features

- Private gardens to the front and rear
- Private driveway and an integrated garage



## The sociable heart of the home

The centrepiece of the home is the stunning open-plan kitchen, dining and family room, which generously spans the entire width of the property. It allows the space to be neatly zoned into the desired sections, whilst also ensuring a large kitchen area which comes complete with modern cabinets and sweeping worksurfaces. The room also features triple-aspect windows for a light-filled cooking environment and French doors extending out into the rear garden. Whether enjoying a feast or a special occasion, the space is perfectly suited to socialising and entertaining. The utility room also provides an alternate exit to outside.





On the first floor, the four bedrooms extend off a bright landing, which allows a steady flow of natural light throughout the home. Affording plenty of floorspace for additional bedside furnishings, all four bedrooms are spacious doubles. The principal and second bedrooms both have the luxury of their own en-suite shower room as well. Ideal for larger families and for those requiring flexible space, the four bedrooms ensure homeowners have all the versatility they need, allowing ample room for creative use.

In addition to the ground-floor WC and the two contemporary en-suite shower rooms, the home has a premium family bathroom with a three-piece suite. All four are equipped with quality fixtures and fittings too, adhering to the highest modern standards.

The Craighall house type has a private front garden, adding to the home's already strong kerb appeal. To the rear, there is a fully-enclosed garden, which provides space for playing children and free-roaming pets, and it is ideal for alfresco dining in the sun. A private driveway and an integrated single garage provide off-street parking.

Please note: the images are CGI and not of the house interior itself.

Incentives are Part Exchange OR 5% deposit paid includes upgraded extras.







## St Andrews, Fife

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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

|                 |                |                |
|-----------------|----------------|----------------|
| Lounge          | 3860 x 4621 mm | 12'8" x 15'2"  |
| Kitchen/Family/ | 8810 x 4870 mm | 28'11" x 16'0" |
| Dining          |                |                |
| Utility         | 1940 x 1798 mm | 6'4" x 5'11"   |
| WC              | 1818 x 1198 mm | 6'0" x 3'11"   |

## Key

|    |        |     |                      |    |                       |     |                         |   |                    |
|----|--------|-----|----------------------|----|-----------------------|-----|-------------------------|---|--------------------|
| B  | Boiler | CYL | Cylinder             | wm | Washing machine space | td  | Tumble dryer space      | ↔ | Dimension location |
| ST | Store  | f/f | Fridge/freezer space | dw | Dishwasher space      | WFH | Working from home space |   |                    |



## First Floor

|            |                |               |
|------------|----------------|---------------|
| Bedroom 1  | 3862 x 4448 mm | 12'8" x 14'7" |
| En Suite 1 | 1418 x 2166 mm | 4'8" x 7'1"   |
| Bedroom 2  | 3862 x 3498 mm | 12'8" x 11'6" |
| En Suite 2 | 2344 x 1566 mm | 7'8" x 5'2"   |
| Bedroom 3  | 3170 x 4293 mm | 10'5" x 14'1" |
| Bedroom 4  | 3148 x 3518 mm | 10'4" x 11'7" |
| Bathroom   | 2346 x 2360 mm | 7'8" x 7'9"   |

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The right way to move

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