



Thorntons 
The right way to move

7 Priestden Park, St Andrews

Fife, KY16 8DL





Set within beautiful mature gardens, less than a mile from the heart of St Andrews, this substantial detached home enjoys a coveted coastal address within walking distance of the beach. The bright, tastefully presented interiors offer a naturally flowing layout ideally suited to family living.

Four bedrooms, two shower rooms, and a bathroom provide excellent flexibility and practicality, whilst a driveway and integral garage complete the highly appealing home. An entrance porch opens into a solid wood-floored hall with a cloakroom and understairs storage, leading to two interconnected reception rooms, a shower room and a utility room.

A carpeted sitting/TV room adjoins an impressive living/dining/family room featuring solid wooden flooring and expansive full-height glazing, maximising the sunny south-facing aspect. A wide sliding patio door opens directly onto the garden, creating a seamless indoor-outdoor connection, while a log-burner enhances a cosy seating area.

Features

- Substantial detached home in sought-after St Andrews
- Walk to the beach and town centre
- Entrance porch and hall with cloakroom, storage and utility room
- Sunny living/dining/family room with log-burner and garden access
- Sitting/TV room
- South-facing kitchen with dining area and larder
- Ground floor double bedroom with en-suite shower room and garden access
- Three further bedrooms (one with fitted wardrobes)
- Further ground-floor shower room and first-floor bathroom
- Mature gardens with secluded seating areas
- Large private driveway and integral garage
- Gas central heating and double glazing



A generous family home within walking distance of the beach and town centre, with well-regarded schools a short drive away.





Also accessed from the hall, the kitchen enjoys a south-facing outlook and a social dining area. Fitted with wood-toned cabinetry and workspace, it includes an integrated oven and hob, a tall fridge, and an undercounter dishwasher, and is further complemented by a shelved larder. The garage provides space for additional appliances, whilst a utility room off the hall includes a traditional clothes pulley.

The ground-floor double bedroom is accessed via the kitchen and has separate access to the garden. This dual-aspect room enjoys tranquil views and is accompanied by a modern shower room. Upstairs, three further bedrooms (including one with fitted mirrored wardrobes, currently used as a study) are served by a family bathroom. A second ground-floor shower room adds further convenience. Surrounded by leafy greenery, the mature gardens provide a high degree of privacy, with lawns and secluded seating areas ideal for relaxing and entertaining. A multi-vehicle driveway and integral single garage ensure excellent private parking.

Extras: All fitted flooring, window coverings, selected light fittings, and kitchen appliances are included in the sale.





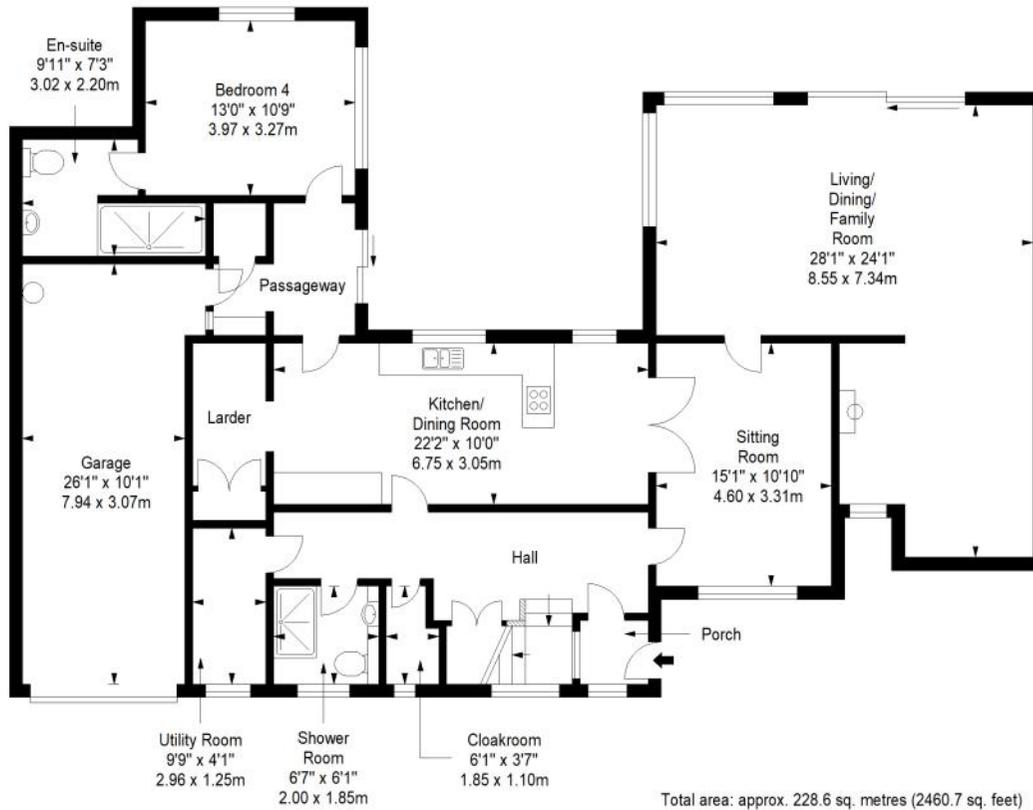
St Andrews, Fife

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. Excellent local and intercity bus links serve the town; daily direct flights to London are available from Dundee airport.

Floorplan

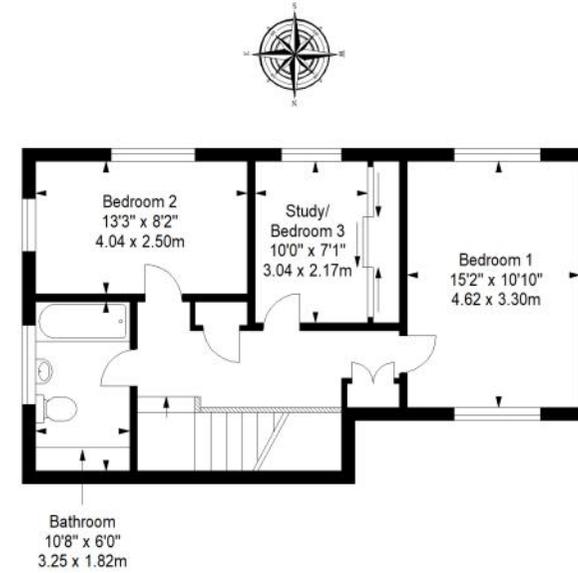
Ground Floor

Approx. 173.2 sq. metres (1864.4 sq. feet)



First Floor

Approx. 55.4 sq. metres (596.3 sq. feet)





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