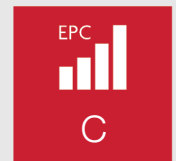
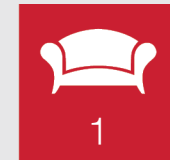




**Thorntons**   
The right way to move

26 St Mary Street,  
St Andrews,

Fife, KY16 8AZ







## Summary

Set a short walk from scenic East Sands and easy reach of the town centre, this spacious semi-detached house is sure to appeal to a wide demographic of buyers. The family home comprises versatile accommodation, including one/two reception rooms, three/four bedrooms, a kitchen, a shower room, and a guest WC. Outside, 26 St Mary Street is accompanied by private lawned gardens, a private driveway, a single timber garage, and easy access to excellent amenities and attractions.

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

## Features

- Semi-detached house in St Andrews
- Part of an established residential area, close to the beach
- Entrance hall with under-stair storage and a WC
- Bay windowed living room with a fireplace
- Versatile dining room/bedroom four
- Well-appointed kitchen with garden access
- Landing with storage
- Master bedroom with a wardrobe
- Two more spacious bedrooms
- Three-piece shower room
- Private gardens to the front and rear
- Private drive and garage parking
- Gas central heating and double glazing



“A versatile family home in highly desirable St Andrews, with three bedrooms, two reception rooms, a kitchen, a shower room and a WC.”











“Enjoying a highly sought-after location, a short walk to the picturesque beach, this property is complemented by private gardens and off-street parking.”



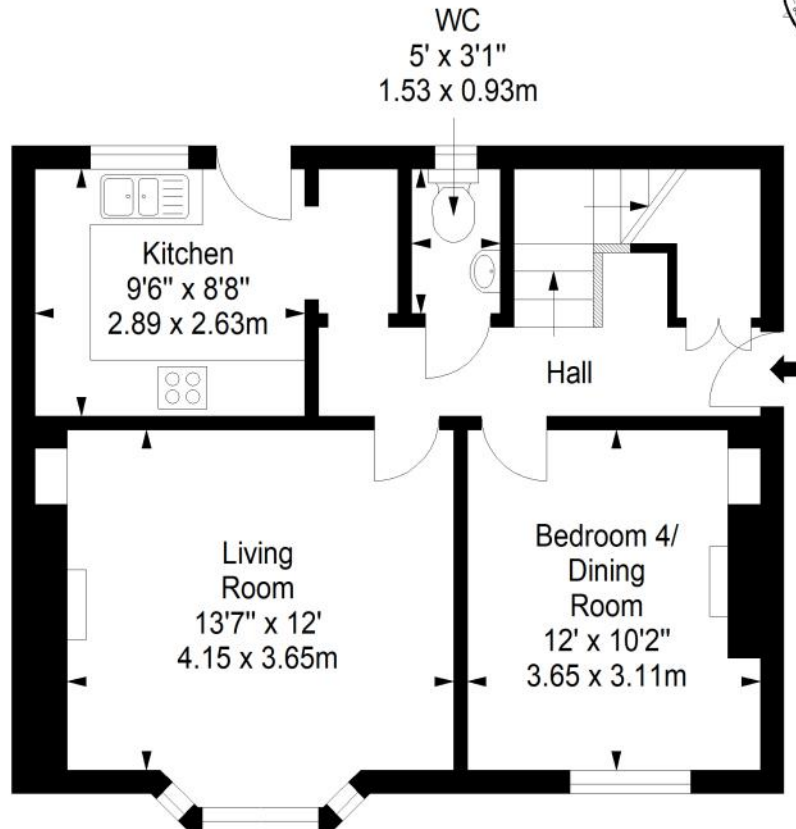




# Floorplan

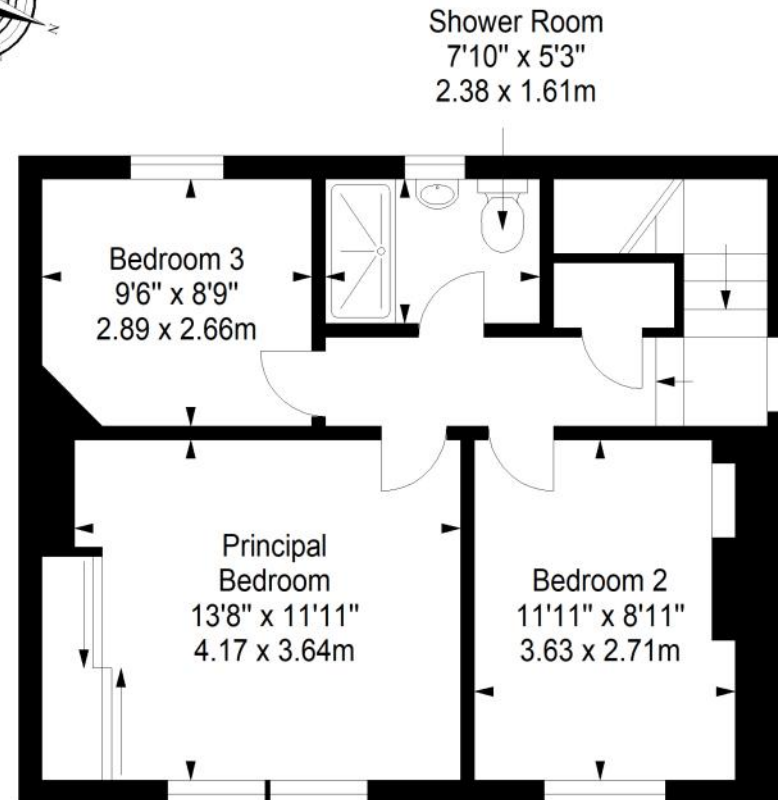
## Ground Floor

Approx. 50.0 sq. metres (538.2 sq. feet)



## First Floor

Approx. 49.0 sq. metres (527.4 sq. feet)



Total area: approx. 99.0 sq. metres (1065.6 sq. feet)



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