



Thorntons 
The right way to move

62 Pipeland Road,
St Andrews

Fife, KY16 8JW



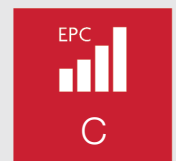
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Summary

This three-bedroom semi-detached house is ideally located within walking distance of St Andrews' town centre, beach, university, and a primary school. The modern interiors are versatile and well-proportioned, featuring a trio of connected spaces for relaxation and dining that lead onto a secure southwest-facing garden - a perfect set-up for daily life and entertaining. Sitting on a large corner plot, the property also boasts attractive side and front gardens, with conveniently unrestricted parking on the street directly outside. Previously let as a successful holiday rental with required licences.

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

Features

- Convenient address in coastal St Andrews
- Spacious semi-detached house with versatile modern interiors
- Bright entrance hall with storage
- Bay-fronted living room with kitchen access
- Breakfasting kitchen with access to:
- Dining/sunroom with garden access
- Three double bedrooms (principal with storage)
- Bright first-floor shower room
- Corner plot with generous gardens (secure and southwest-facing at the rear)
- Unrestricted on-street parking
- Gas central heating and double glazing



"A versatile three-bedroom home with interconnected living/dining spaces leading to a secure sun-trap garden."







"The property is desirably situated in St Andrews, with central amenities, the beach, and a primary school within walking distance."

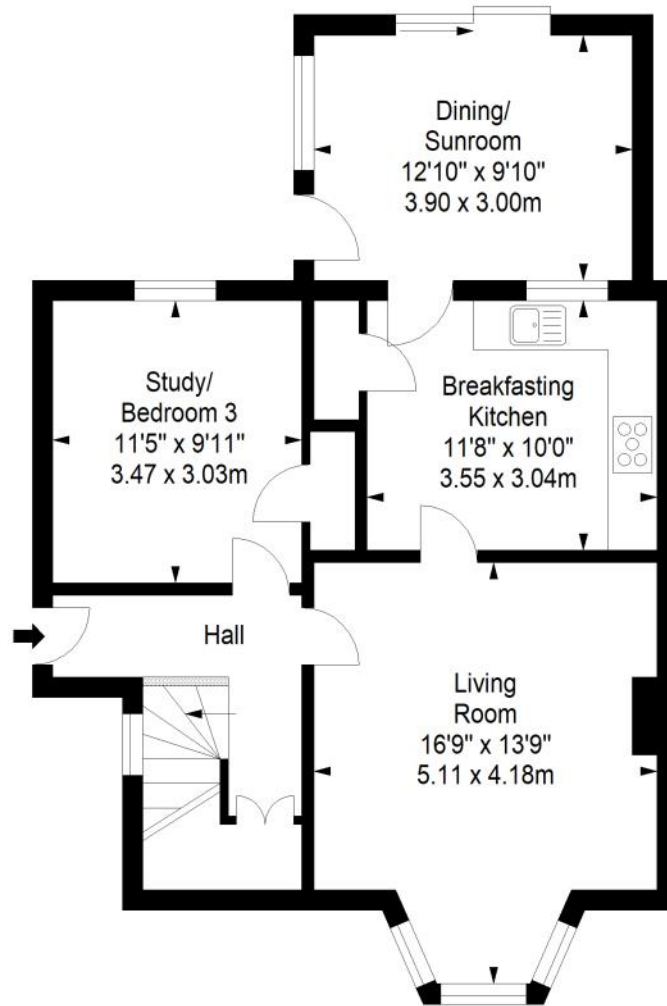


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Floorplan

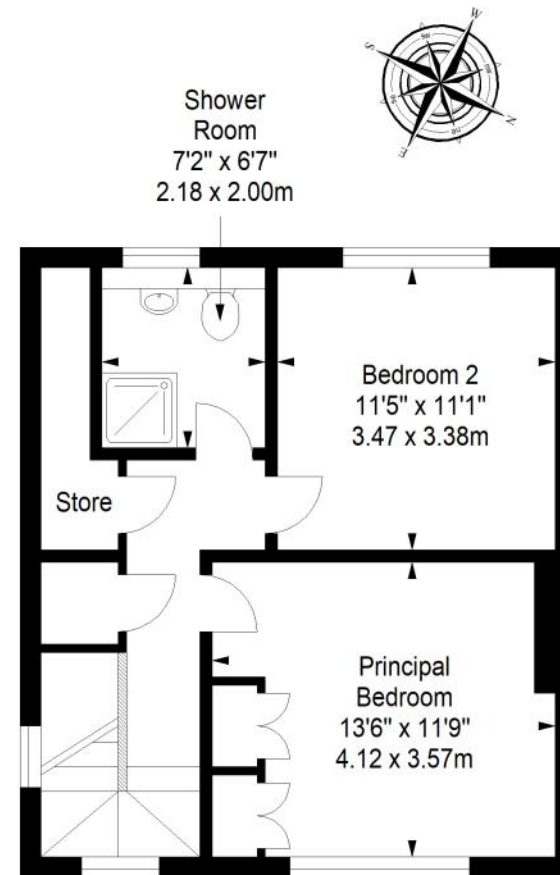
Ground Floor

Approx. 65.0 sq. metres (699.7 sq. feet)



First Floor

Approx. 45.4 sq. metres (488.7 sq. feet)



Total area: approx. 110.4 sq. metres (1188.4 sq. feet)



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