

ARDENLEA

4 Lawhead Road East, St Andrews, KY16 9ND



Thorntons 
The right way to move

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WELCOME TO ARDENLEA

An exceptional family home offering extensive accommodation with four reception rooms, four double bedrooms, and three bathrooms, all nestled within beautifully landscaped gardens with excellent private parking, set in a sought-after, leafy part of St Andrews.

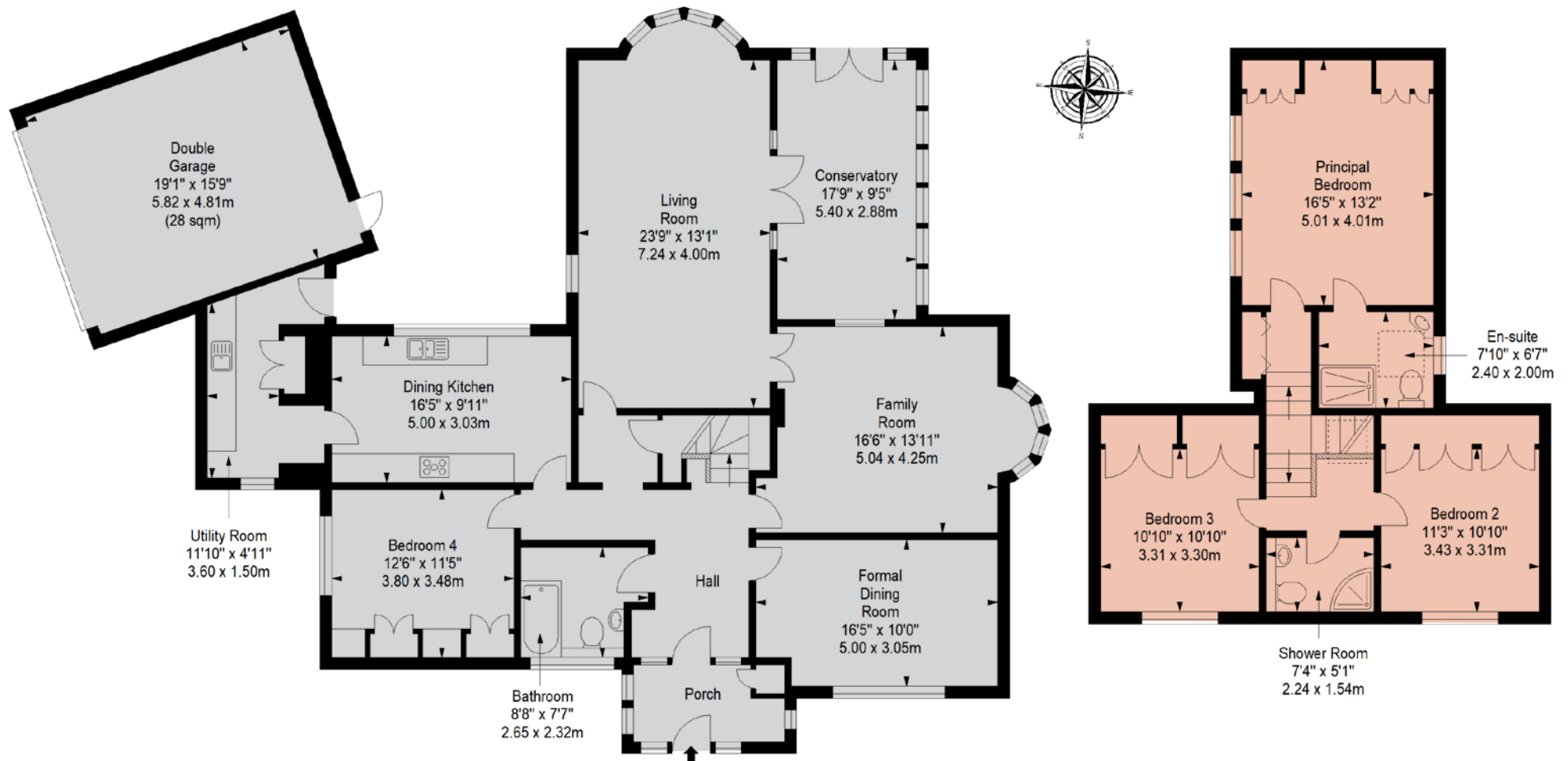
PROPERTY NAME
Ardenlea, 4 Lawhead Road East

LOCATION
St Andrews, KY16 9ND

APPROXIMATE TOTAL AREA:
220 sq. metres 2389.7 sq. feet)

Ground Floor - First Floor -

The floorplan is for illustrative purposes. All sizes are approximate.





A SUBSTANTIAL

DOUBLE-STOREY FAMILY HOME

Tucked away in an established and tranquil part of St Andrews, this deceptively spacious double-storey house enjoys a prime corner plot position with mature garden grounds and a generous driveway leading to a double garage. With over 2,300 sq. ft. of versatile living space, this elegant property offers perfect family accommodation, all within easy reach of the town's prestigious university, golf courses, and coastal charm.

GENERAL FEATURES

- Substantial double-storey family home
- Set in a prime, leafy area of St Andrews
- Over 2,300 sq ft of flexible living space
- Generous and private corner plot
- Beautifully landscaped, wrap-around garden grounds
- Double garage and extensive private driveway
- EPC Rating - C

ACCOMMODATION FEATURES

- Bright and welcoming entrance porch
- Spacious, L-shaped hallway with solid wood flooring
- Tasteful and large formal living room with dual aspect
- Family room with feature fireplace and bow window
- Formal dining room with front garden views
- Sunny conservatory with direct garden access
- Delightful dining kitchen with modern Shaker units
- Utility room with direct garden access
- Large principal bedroom with triple windows
- Principal en-suite shower room with vanity storage
- Three further double bedrooms, all with extensive storage
- Ground floor family bathroom and first floor shower room



A WARM WELCOME

A gated pathway leads through manicured front gardens to a triple-aspect entrance porch, bathed in natural light. The L-shaped reception hallway immediately sets the tone for the rest of the home: spacious, light-filled, and immaculately presented. Solid wood flooring continues throughout much of the ground floor, lending continuity and warmth to the interiors. A fine staircase with white painted balustrade and runner provides an elegant focal point, and glazed double doors allow natural light to filter between rooms while maintaining a sense of division and privacy.



A PARTICULARLY IMPRESSIVE SPACE





FOUR VERSATILE AND SPACIOUS RECEPTION ROOMS

The principal living room is a particularly impressive space, both in scale and aspect. With a bright dual outlook through a large picture window and further glazed panels, the room is bathed in light throughout the day. Hardwood flooring and neutral walls create a timeless canvas, while double sets of glazed French doors connect seamlessly to the adjoining conservatory and family room.

The conservatory itself is a serene retreat. With its dual access to both the garden and internal living spaces, it serves as a versatile extension: ideal for summer lounging, morning coffee, or evening reading. The lovely garden views from here enhance the feeling of retreat.



Adjoining the main living room via French doors, the family room offers yet another generously sized and inviting space, complete with a feature fireplace set into a timber surround, and a charming bow window overlooking the front gardens. A second internal window brings light from the conservatory through, adding another layer of brightness to the space.



The formal dining room, again finished in solid wood flooring, is located to the front of the property and benefits from a large picture window overlooking structured garden planting. With elegant proportions and traditional furnishings, it's a room equally suited to intimate family dinners or larger-scale entertaining.



DINING KITCHEN

AND UTILITY ROOM

The heart of the home, the dining kitchen is a beautifully appointed space, designed with both form and function in mind. Contemporary shaker-style cabinetry in a soft mocha colour is topped with dark composite stone worktops, offering generous preparation space. Complementary metro-tiled splashbacks, soft under-cabinet lighting, and stylish brushed metal handles complete the crisp and modern aesthetic. Appliances are thoughtfully integrated including a large stainless steel Rangemaster cooker with a five-burner gas hob, dual ovens and grill, and an extractor canopy above, as well as an integrated dishwasher, and space for a full-height fridge-freezer.





A south-facing window floods the space with natural light and offers a charming outlook across the rear garden. The kitchen is amply sized to accommodate a family dining table and four to six chairs, making it ideal for informal meals and socialising while cooking.

Adjoining the kitchen is a utility room: tiled throughout, and offering practical work surfaces, a sink, undercounter appliance space, and generous built-in storage, as well as direct garden access.

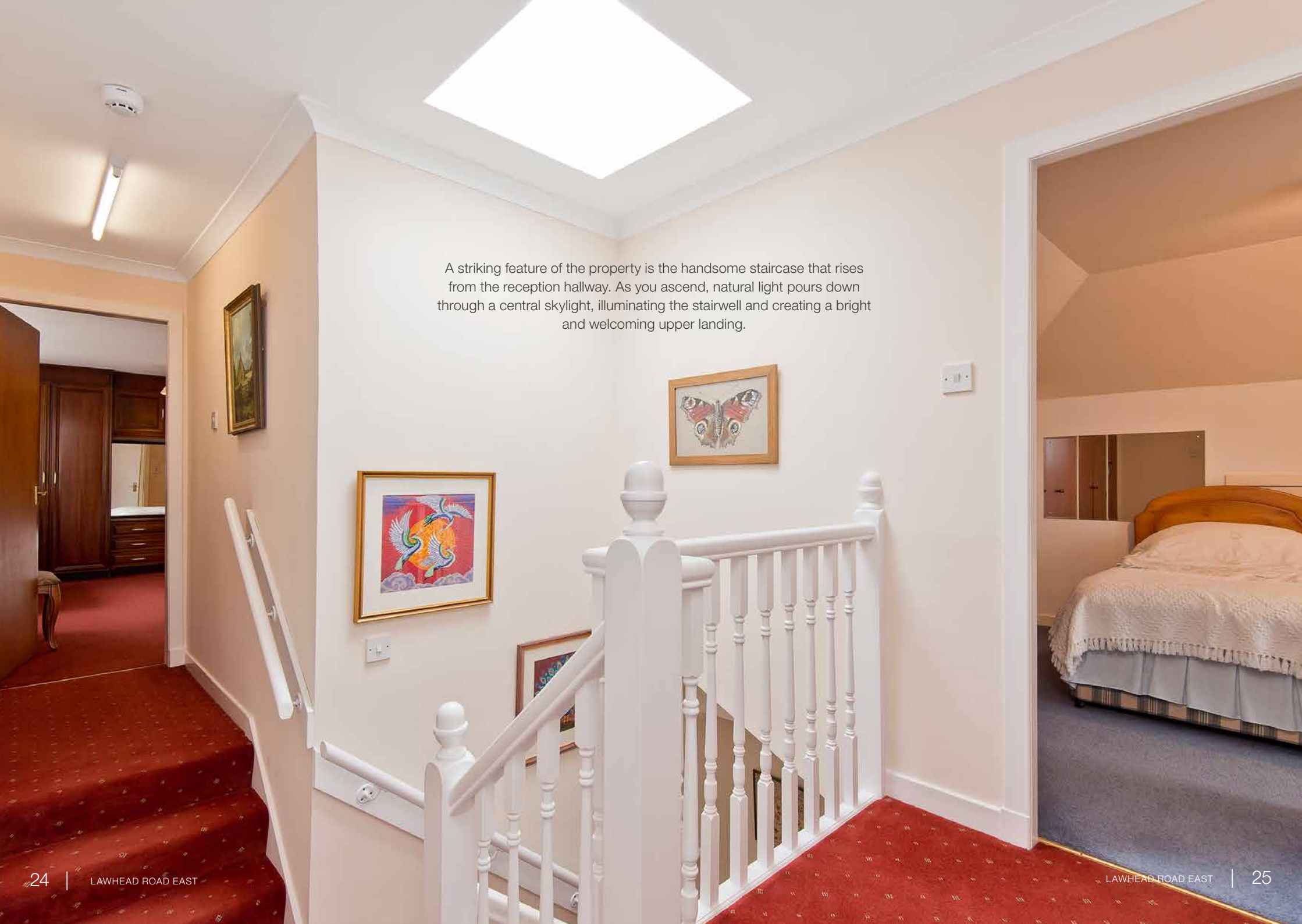


A PEACEFUL DOUBLE BEDROOM WITH EXTENSIVE STORAGE

Located off the central hallway, the ground-floor bedroom is a bright and spacious double with generous built-in wardrobes spanning an entire wall. With bespoke cabinetry, open shelving, dressing area, and a large window overlooking the front garden, this room is ideal as a guest suite, home office or ground-level principal bedroom. It is quietly positioned away from the main reception areas, offering peace and privacy.

Adjacent to this bedroom lies a traditional family bathroom, finished in a warm palette of beige and oak. A full-length bathtub is paired with a handheld brass shower fitting, while a washbasin and WC are set into a solid timber vanity unit, providing both storage and timeless appeal.

GROUND FLOOR BEDROOM & BATHROOM



A striking feature of the property is the handsome staircase that rises from the reception hallway. As you ascend, natural light pours down through a central skylight, illuminating the stairwell and creating a bright and welcoming upper landing.



FIRST FLOOR BEDROOMS & SHOWER ROOMS

*UPSTAIRS, THREE FURTHER
DOUBLE BEDROOMS OFFER
EXCELLENT PROPORTIONS
AND ELEGANT PRESENTATION.*



The principal bedroom is a notably large room, illuminated by three windows and finished with a plush deep red carpet. A full suite of rich timber fitted wardrobes and dressing cabinetry spans an entire wall, providing exceptional storage. This bedroom benefits from an attractive en-suite shower room, fully tiled and fitted with a corner shower enclosure, vanity unit with integrated basin, and WC.



*"...THESE ROOMS ARE SERVED
BY A DEDICATED FAMILY
SHOWER ROOM..."*



Bedrooms two and three both come with similar double proportions, excellent fitted storage, and enough space for freestanding bedroom furniture. These rooms are served by a dedicated family shower room, located just off the landing, offering a large enclosed shower, WC, and vanity basin within a compact, modern layout.

The property benefits from gas central heating and double glazing throughout, ensuring a warm yet cost-effective living environment all year round.



THE DELIGHTFUL GARDEN GROUNDS



Set within a generous and mature corner plot, the property enjoys beautifully maintained wraparound garden grounds that offer both privacy and year-round interest. The front garden makes an immediate impression with a handsome mix of established shrubs and manicured hedging, spilling over the low front wall. Around the side, a deep lawn bordered by flowering plants and evergreen foliage gives way to a delightful ornamental archway, carved through tall conifers and concealing a timber gate - a charming detail that leads into the more secluded rear garden.



The property also boasts superb off-street parking, with a wide paved driveway that can comfortably accommodate several vehicles. A double garage, fitted with an up-and-over door, offers additional secure parking and excellent storage potential. It includes a pedestrian door to the rear, linking it to the back garden.

To the rear, the sunny garden unfolds into a tranquil and leafy haven, thoughtfully landscaped with vibrant planting, a specimen acer, and multiple seating spots positioned to capture the sun throughout the day. A large sandstone paved courtyard, accessible directly from the property and garage, provides an ideal setting for container gardening, al fresco dining, or simply enjoying the quiet surrounds. The space is sheltered, easy to maintain, and designed for both entertaining and everyday relaxation.

Extras: Included in the sale are all the integrated kitchen appliances, fitted floorcoverings and light fittings.



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.





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