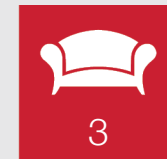




**Thorntons**   
The right way to move

## 62 Lawmill Gardens

St Andrews, Fife, KY16 8QS



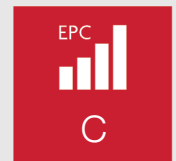
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## Summary

Nestled at the end of a peaceful cul-de-sac that provides direct access to Lade Braes footpath to central St Andrews, this three-bedroom detached house has a sought-after location in St Andrews, the world-famous home of golf. The property is finished to exceptional standards too, enjoying lightly decorated interiors and modern finishings. It boasts three reception areas, including a sunroom with oversized windows, as well as an on-trend kitchen, shower room, and WC. Furthermore, this home has generous private parking and an expansive rear garden, which is enclosed and beautifully framed by mature plants. Extras: all fitted floor and window coverings, light fittings, integrated oven, gas hob, and fridge/freezer, freestanding dishwasher, and washing machine to be included.

## Features

- Detached house in move-in condition
- Set in the coastal town of St Andrews
- Bright hall with understairs storage
- Large living room with a log-burning stove
- Neighbouring, openly accessed dining room
- Triple-aspect sunroom with adjacent WC
- Stylish, shaker-inspired kitchen
- Naturally-lit landing with airing cupboard
- Two spacious and airy double bedrooms
- One versatile bedroom/home office
- Contemporary three-piece shower room
- Private front and enclosed rear gardens
- Tandem driveway and a double garage
- Gas central heating and doubleglazing





"A beautiful three-bedroom detached house in St Andrews, brought to market in move-in condition"











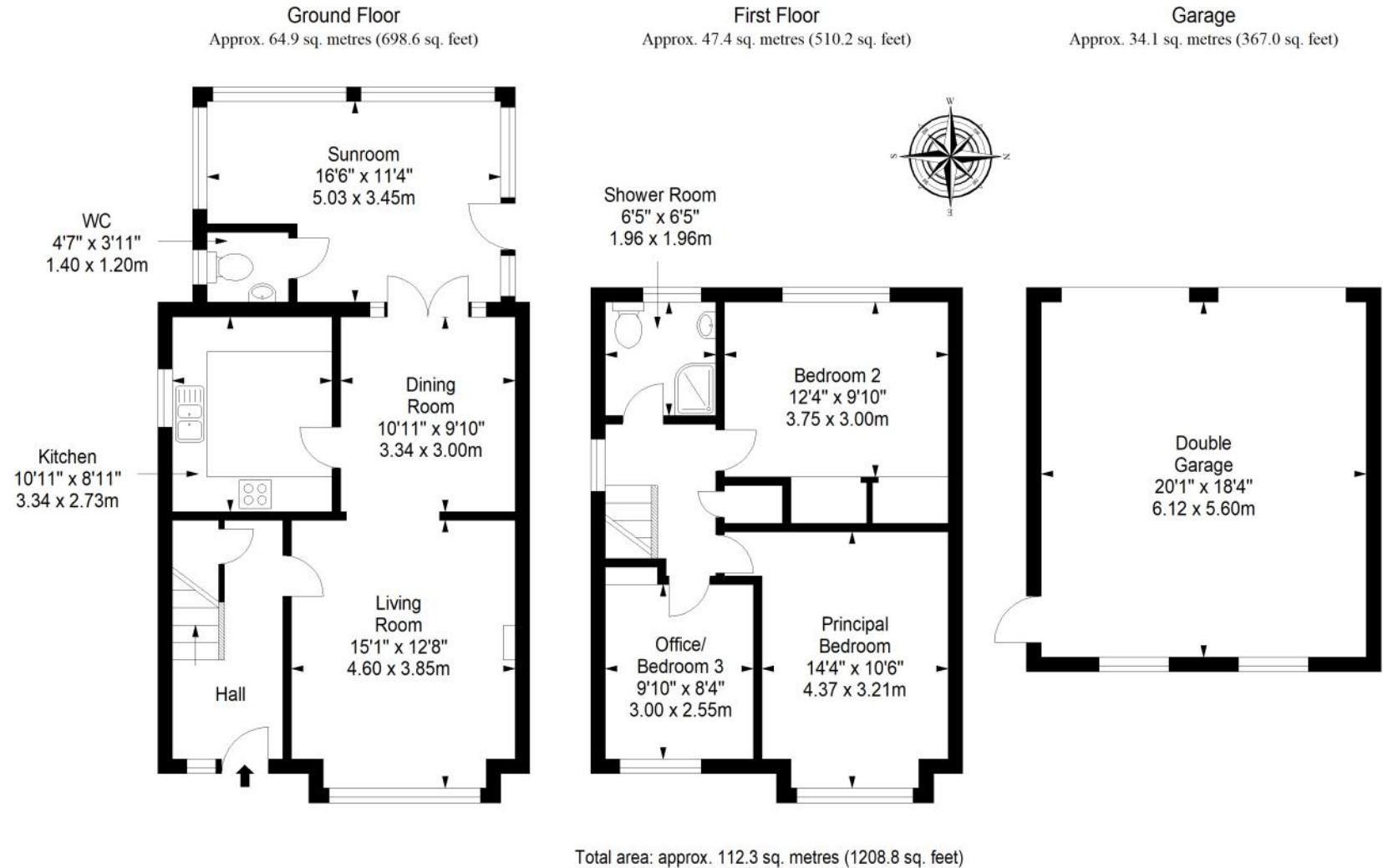
"Attractive interior design and modern finishings, as well as generous private parking and a mature, family-friendly garden"







# Floorplan





# Thorntons<sup>↑↓</sup>

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## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutheea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeaea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk



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