



**Thorntons**   
The right way to move

## 7 Clatto Place St Andrews

Fife, KY16 8SD





## Summary

Desirably located in coastal St Andrews, this two-bedroom semi-detached bungalow enjoys a leafy cul-de-sac setting within walking distance of the town centre. The versatile interiors are presented with a tasteful muted finish and include two bright reception rooms. There is also a large floored attic for excellent storage or development into more bedrooms, subject to consent. Completing the home is a private multi-car driveway, a detached single garage (with two attached sheds), and attractively planted gardens with a south-facing rear aspect.

Extras: All fitted floor and window coverings and light fittings are included.

## Features

- Quiet setting close to central amenities
- Bright an airy semi-detached bungalow
- Vestibule and entrance hall with storage
- Squarely-proportioned living room
- Versatile dining room with garden and kitchen access
- Southerly-facing kitchen
- Two double bedrooms (one with storage)
- Stylish shower room
- Large attic with development potential
- Lovely gardens, south-facing to the rear
- Generous private driveway
- Detached single garage with two sheds
- Gas central heating and double-glazing



“The attractive two-bedroom home could be extended into its large first-floor attic, subject to planning permissions.”





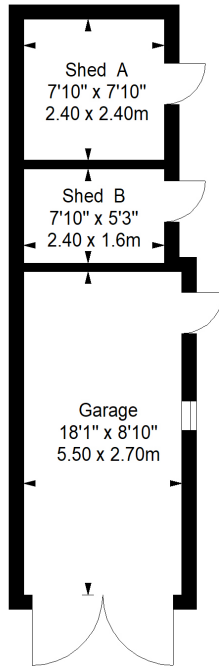


"The coastal town residence enjoys a delightful south-facing garden, good external storage, and plentiful private parking."

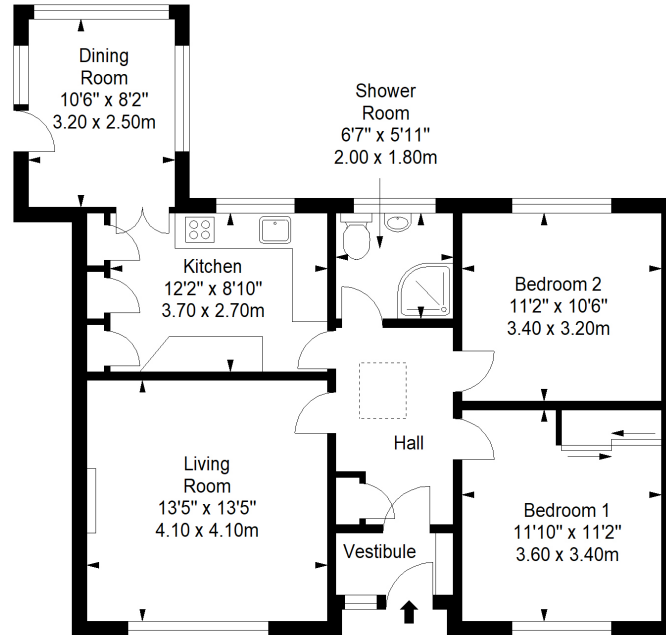


# Floorplan

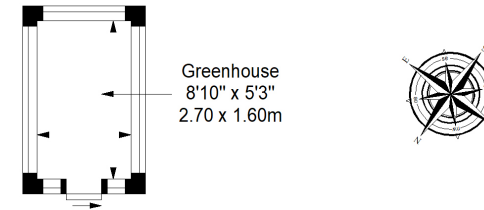
**Outbuilding**  
Approx. 25.2 sq. metres (271.3 sq. feet)



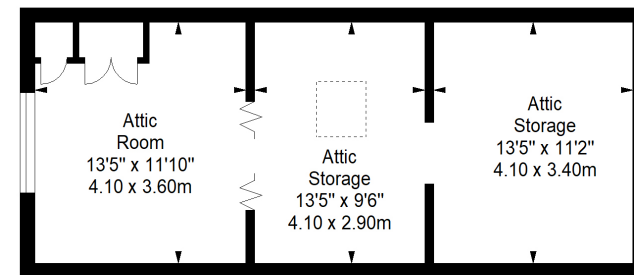
**Ground Floor**  
Approx. 75.2 sq. metres (809.5 sq. feet)



**Greenhouse**  
Approx. 4.3 sq. metres (46.3 sq. feet)



**Attic**  
Approx. 41.8 sq. metres (449.9 sq. feet)



Total area: approx. 146.5 sq. metres (1577.0 sq. feet)



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