



**Thorntons**  
The right way to move

1 Beley Bridge,  
Dunino,

St Andrews, KY16 8LX





## Summary

Enjoying a truly idyllic setting within the charming hamlet of Dunino, just a short drive from St Andrews, this spacious detached house offers a peaceful rural lifestyle. The home opens with an entrance vestibule and a welcoming hall with storage, leading through to a southwest-facing living room featuring a fireplace and flowing seamlessly into a sunroom with French door direct garden access. A dining kitchen is complemented by a practical utility room. There is also a sunny principal bedroom with a dressing room and an en-suite with vanity storage and a towel warmer, alongside three more bedrooms with wardrobes, a family bathroom, and a modern shower room. Private parking and gardens complete this appealing home. Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included.

## Features

- Idyllic hamlet setting in Dunino
- Spacious detached house
- Entrance vestibule and hall with storage
- Sun-filled living room with a fireplace
- French doored sunroom with garden access
- Dining kitchen with utility room
- Skylit landing with storage
- Sunny main bedroom with a dressing room and en-suite
- Three more spacious bedrooms with wardrobes
- Three-piece family bathroom
- Modern shower room with a wall-hung mirror
- Generous lawned gardens
- Private double garage parking
- Gas central heating and double glazing



“A generous four-bedroom, three-bathroom family home with two interconnected reception rooms, a dining kitchen and excellent storage space throughout.”



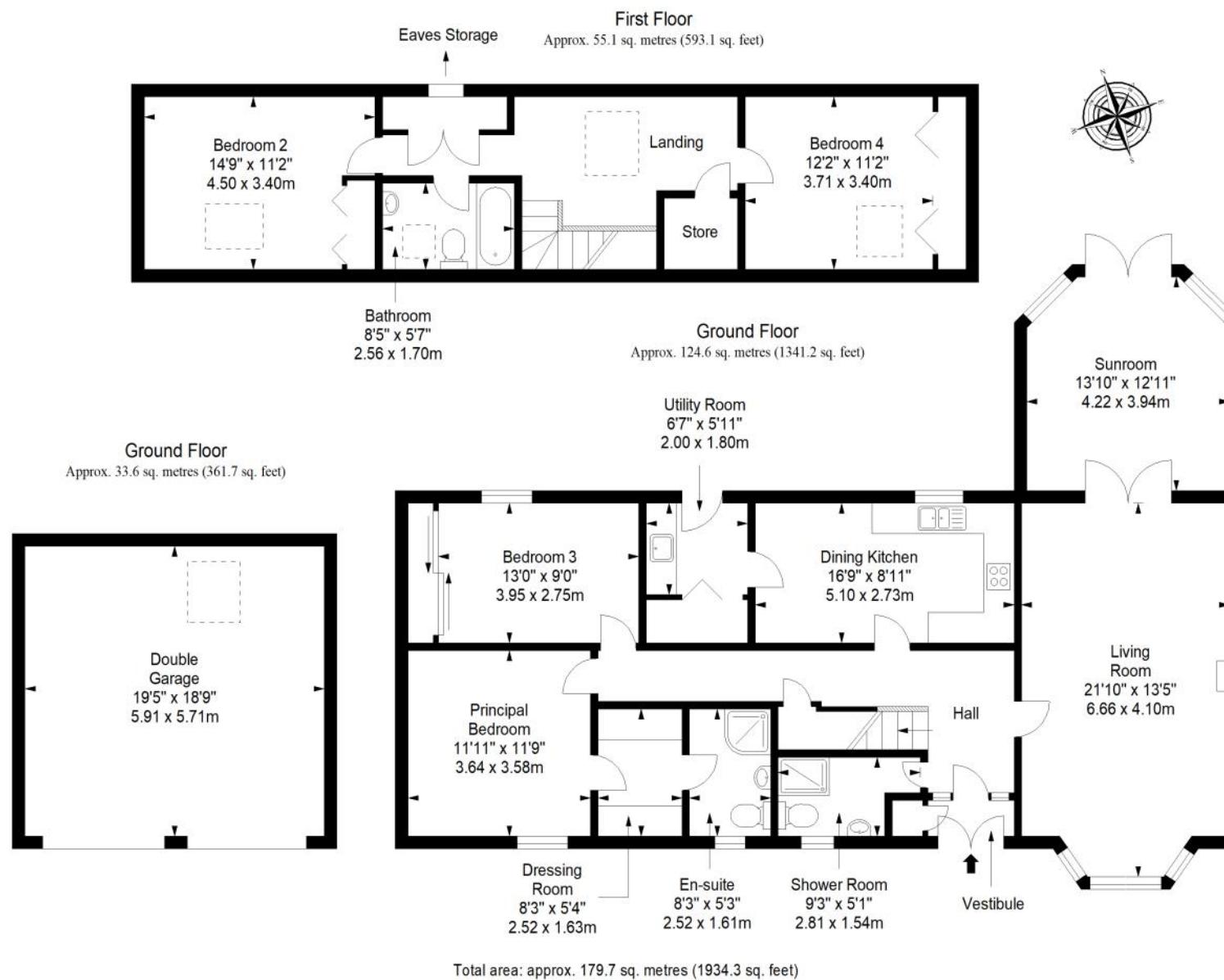




 "Envitably set in an exclusive development in Dunino, 1 Beley Bridge is complemented by well-kept expansive gardens and private double garage parking."



# Floorplan



While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



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