



Thorntons
The right way to move

19 Sandyhill Crescent,

St Andrews, Fife,
KY16 8JR





Summary

Welcome to 19 Sandyhill Crescent, a spacious upper villa set within an established residential neighbourhood in St Andrews, ideally located close to the town centre, schools, and excellent amenities. The bright accommodation features a south-facing reception room that opens onto a spacious breakfasting kitchen with fitted units, as well as four bedrooms, including a sun-facing principal bedroom. There is a family bathroom featuring an overhead shower and a towel warmer, as well as a separate shower room. Externally, the property benefits from private gardens with a deck and outdoor seating space, along with on-street parking.

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

Features

- Upper-villa in St Andrews
- Part of an established residential neighbourhood
- Central hall with a store
- Sunny living/dining room
- Spacious breakfasting kitchen
- Landing with a store
- South-facing main bedroom
- Three more bedrooms (two with built-in wardrobes)
- Bathroom with overhead shower
- Shower room with towel warmer
- Private gardens to the front, side and rear
- On-street parking
- Gas central heating and double glazing



“This four-bedroom, two-bathroom family home in St Andrews is sure to appeal to a wide range of buyers, including couples, first-time buyers, rental investors and families.”









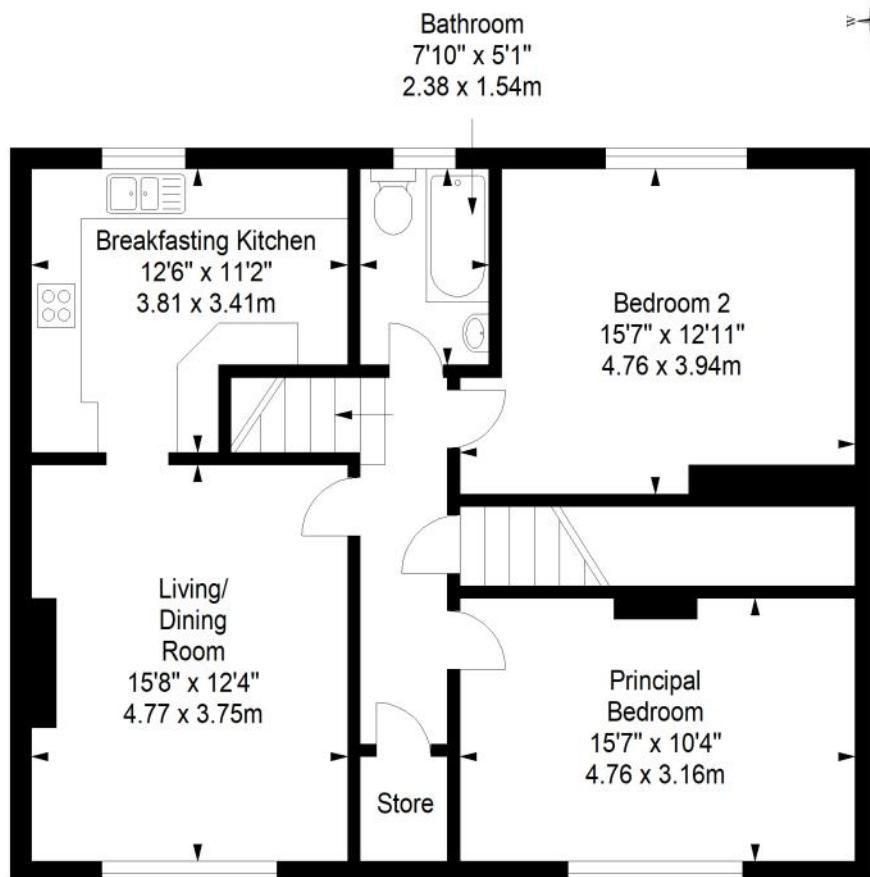
“19 Sandyhill Crescent is set near the scenic beaches, the botanical gardens, golf courses, shops, schools, and the university, all close at hand.”



Floorplan

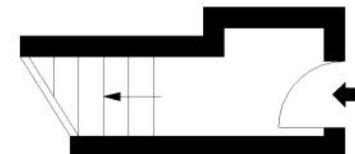
First Floor

Approx. 82.2 sq. metres (884.8 sq. feet)



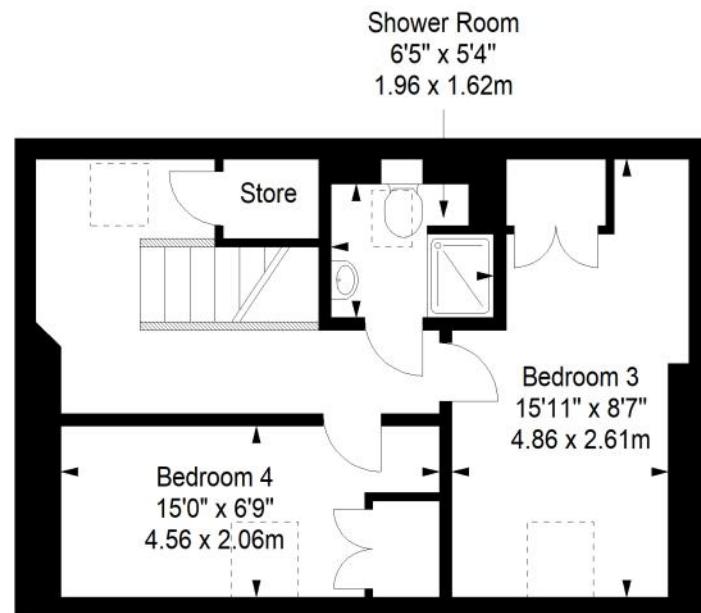
Ground Floor Entrance

Approx. 3.6 sq. metres (38.8 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.2 sq. feet)



Total area: approx. 125.4 sq. metres (1349.8 sq. feet)



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