



**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.”











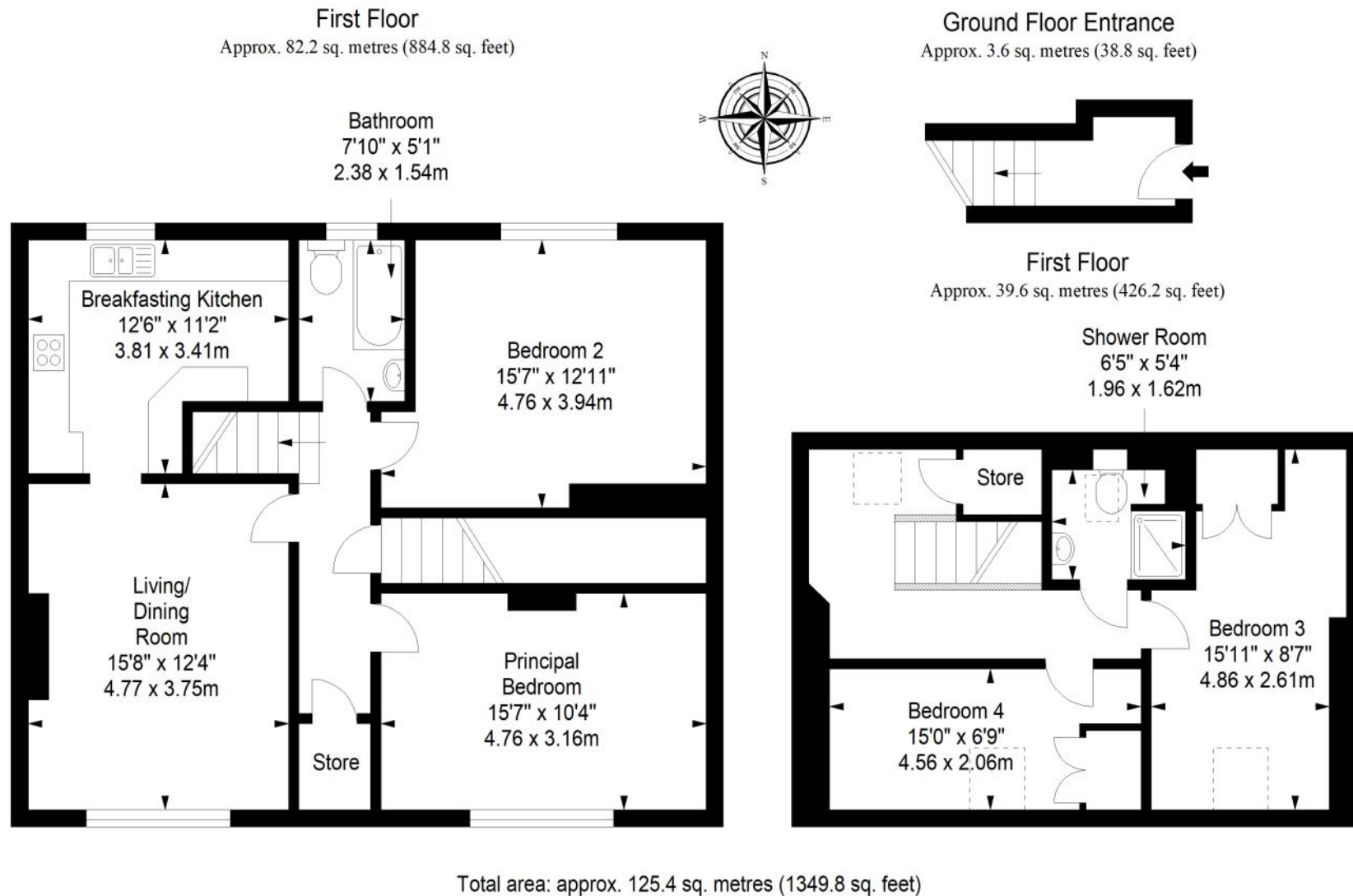
“19 Sandyhill Crescent is set near the scenic beaches, the botanical gardens, golf courses, shops, schools, and the university, all close at hand.”







# Floorplan





# 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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