

2 MURRAYFIELD ROAD

St Andrews, Fife, KY16 9NB



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


A generous four-bedroom detached house in coastal St Andrews, situated west of the town centre, along a quiet cul-de-sac close to primary and secondary schools, and just a five-minute drive from the beach. The versatile family home includes multiple living and dining areas, most facing south, and is complemented by exceptionally private established gardens. Outstanding private parking is provided with a gated driveway and detached garage.



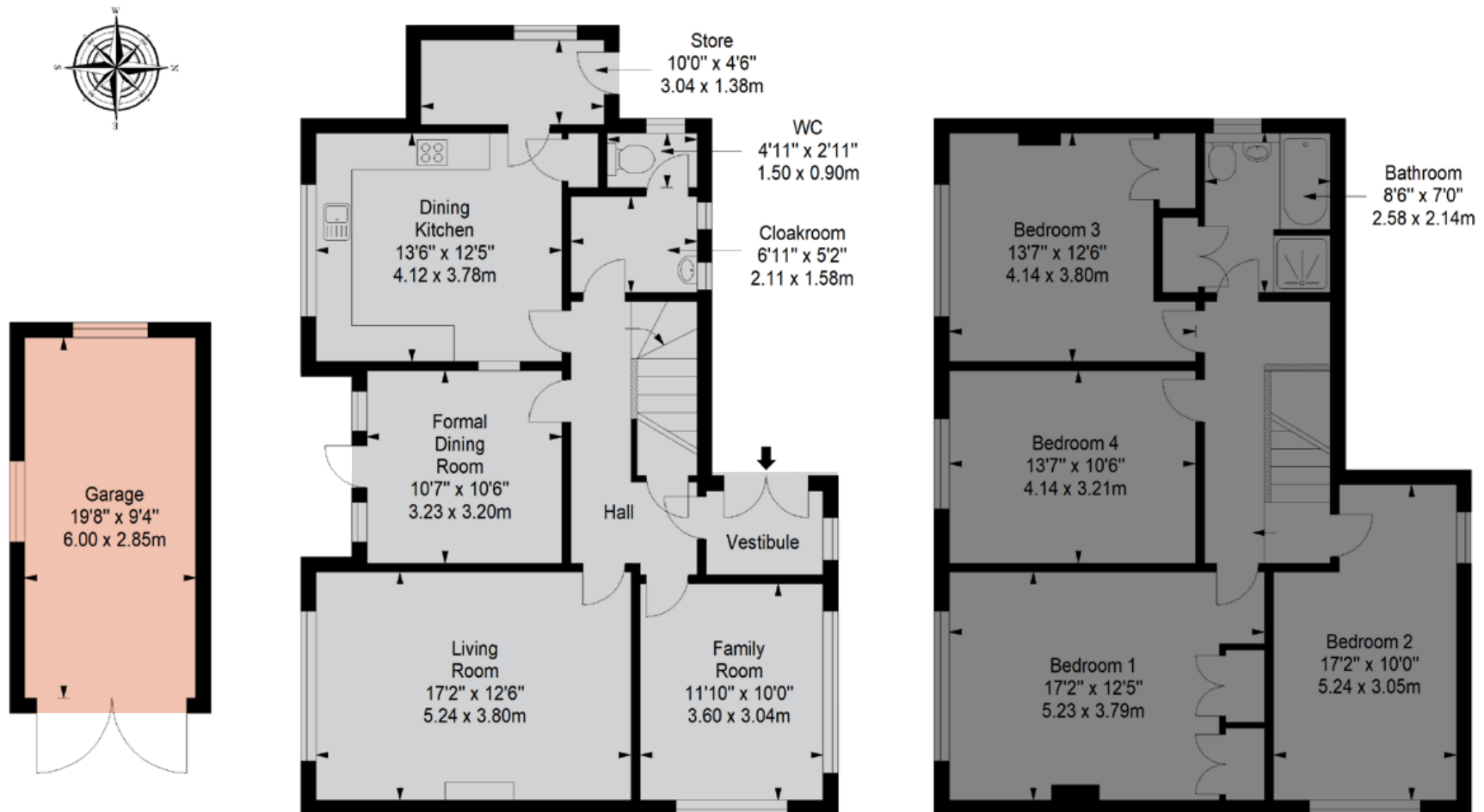
PROPERTY NAME
2 Murrayfield Road

LOCATION
St Andrews, Fife, KY16 9NB

APPROXIMATE TOTAL AREA:
164.6 sq. metres (1771.8 sq. feet)

Ground Floor-  First Floor-  Externals - 

The floorplan is for illustrative purposes. All sizes are approximate.



This substantial detached residence sits on a secure wraparound plot of approximately a third of an acre, south-facing at the rear. Its stunning gardens offer tranquil views and a pleasing sense of seclusion, just a mile from the bustling town centre. This property offers a flexible and practical living option for families, featuring four double bedrooms, three welcoming reception rooms, and multiple washrooms. The interiors, filled with abundant natural light and boasting impressive proportions, are ready for modernisation and potential further development, allowing the new owner to creatively customise the home to their personal style and needs.

GENERAL FEATURES

- Leafy location in coastal St Andrews
- Close to schools and the town centre
- Substantial detached family home
- Bright and versatile interiors with impressive proportions
- Outstanding potential for modernisation and development, STPP
- EPC Rating - D

ACCOMMODATION FEATURES

- Vestibule and hall with storage
- Generous south-facing living room
- South-facing dining room with garden access
- Dual-aspect family room
- Bright and spacious dining kitchen with external access
- Four large double bedrooms (two with storage)
- Bright four-piece bathroom with linen storage
- Ground-floor cloakroom and WC
- Partially floored loft with skylights
- Gas central heating and secondary glazing

EXTERNAL FEATURES

- Secure, secluded plot (approx. 1/3 acre)
- Beautiful established gardens, south-facing at the rear
- Long gated driveway
- Detached single garage

SUBSTANTIAL

DETACHED FAMILY HOME





*A BRIGHT
VESTIBULE AND
HALL WITH
STORAGE*



A TRIO OF
BRIGHT RECEPTION ROOMS

A SOUTH-FACING DINING ROOM WITH GARDEN ACCESS



The spacious living room is flooded with sunlight and centred around a feature fireplace flanked by display shelving. Next door, the formal dining room, also facing south, provides seamless access to the garden, facilitating indoor-outdoor entertaining during warmer months. A third versatile reception room features wide windows on two sides, making it ideal as a relaxed family area or a bright, inviting study for working from home.



*A GENEROUS
SOUTH-FACING LIVING ROOM*






SOUTH-FACING

KITCHEN

The exceptionally bright kitchen includes a seated dining zone—ideal for casual family meals—and a handy serving hatch to the dining room for effortless entertaining. While it could benefit from an upgrade, it currently offers classic wood-toned units, a generous matching worktop, and a practical layout. A selection of freestanding appliances (a gas cooker, washing machine, and dishwasher) and a traditional ceiling-hung clothes pulley are included. The garden and driveway are accessible via an attached store, providing extra storage and a perfect spot for kicking off muddy shoes after outdoor adventures!





THE FOUR DOUBLE
BEDROOMS ON THE FIRST
FLOOR ARE ACCESSED VIA
AN AIRY LANDING

FOUR DOUBLE BEDROOMS

ENJOYING A PRIVATE OUTLOOK

The four double bedrooms on the first floor are superbly spacious and offer relaxing, leafy views. They are accessed via an airy landing, with two bedrooms, including the principal, benefiting from built-in storage.



A FOUR-PIECE BATHROOM



AND A CONVENIENT GROUND-FLOOR WC

The first floor features a bright bathroom that requires modernisation but is currently fitted with a WC suite, a bath, and a separate shower. Conveniently located off the entrance hall, a cloakroom houses a WC.

Notably, the generous first-floor footprint could incorporate en-suite facilities, offering, along with a partially floored loft, exciting opportunities for future development, subject to available services and planning permissions.

Extras: The sale includes fitted floor and window coverings, light fittings, and freestanding appliances.





A SOUTH-FACING GARDEN



SECURE

SOUTH-FACING GARDEN AND AMPLE PRIVATE PARKING

Facing south at the rear, the enclosed wraparound plot boasts idyllic gardens with manicured lawns, all sheltered by established trees, lush shrubbery, and attractive flowerbeds. These create a verdant oasis for family recreation and summer gatherings, making this residence particularly special while offering room to extend the property, STPP.

Finally, a long-gated driveway leads to a detached single garage, offering ample parking for family and guests.





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ST ANDREWS, FIFE

World-renowned for its ancient university, golfing heritage and stunning beach, St Andrews attracts more than half a million visitors each year, and is regarded as one of the finest towns and best places to live in Scotland. Characterised by its narrow cobbled streets and beautiful architecture, the bustling town centre hosts a charming blend of independent shops and high-street retailers, plus diverse cafes, coffee shops, delis, greengrocers, butchers and bakeries. There are also several large supermarkets on the outskirts of the town. St Andrews enjoys international fame as 'The Home of Golf' – the game has been played at St Andrews Links for over 600

years, and the iconic Old Course draws thousands of professionals, amateurs and spectators from across the globe. Other tourist attractions include the 12th and 13th-century ruins of St Andrews Cathedral and St Andrews Castle, as well as St Andrews Botanic Garden. Excellent state schools can be found nearby; private schooling options include a Montessori nursery and St Leonards School. Situated in the East Neuk of Fife, St Andrews is approximately 30 minutes' drive from Dundee and 90 minutes' drive from Glasgow and Edinburgh. Excellent local and intercity bus links serve the town; daily direct flights to London are available from Dundee airport.





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► Our Branches

ANSTRUTHER

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

EDINBURGH

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

FORFAR

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

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montrosea@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

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@ThorntonsPropertyServices



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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.