



Thorntons 
The right way to move

2 Sunnybraes, Boarhills,

St Andrews, KY16 8PU





Summary

Enjoying a scenic hamlet setting in Boarhills, a short drive from sought-after St Andrews, this three-bedroom terraced house boasts stunning countryside views, spacious accommodation and modern interiors. The home has a double-aspect living room with a stove and press shelves, a dining kitchen with fitted appliances and cabinets, three double bedrooms, a modern bathroom and a convenient WC. Externally, 2 Sunnybraes benefits from private driveway parking and a lush, mature private garden with a sunny aspect and outdoor seating space.

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

Features

- Extended traditional house in Boarhills
- Within driving distance from St Andrews
- Scenic garden/countryside views
- Entrance with under-stairs storage
- Sunny double-aspect living room with a multi-fuel stove
- Dual-aspect kitchen open to,
- Spacious dining kitchen
- Landing with storage
- West-facing main bedroom with wardrobe, WC and store
- Two more sunny double bedrooms
- Family bathroom with overhead shower
- Private front garden
- Private driveway parking
- Electric heating and double glazing



“The three-bedroom home faces south and enjoys spacious accommodation over three floors.”







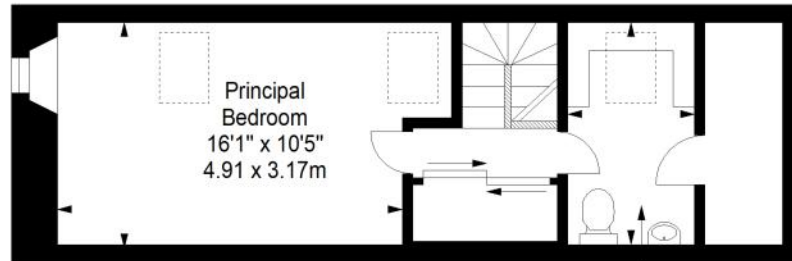
“A mature front garden and private driveway parking complement the property.”



Floorplan

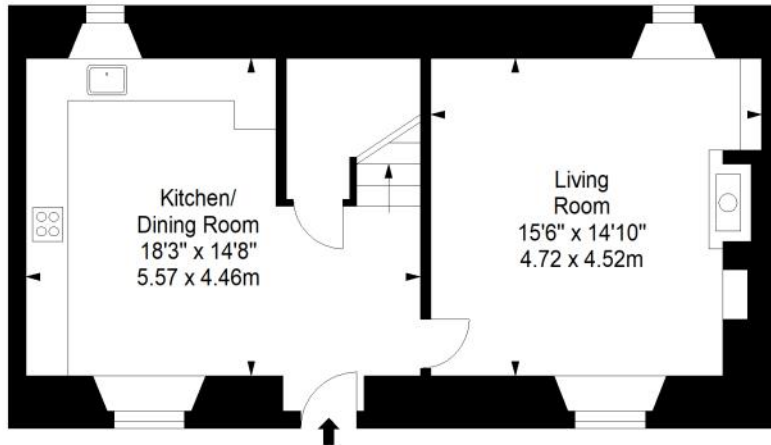
Second Floor

Approx. 33.1 sq. metres (356.3 sq. feet)



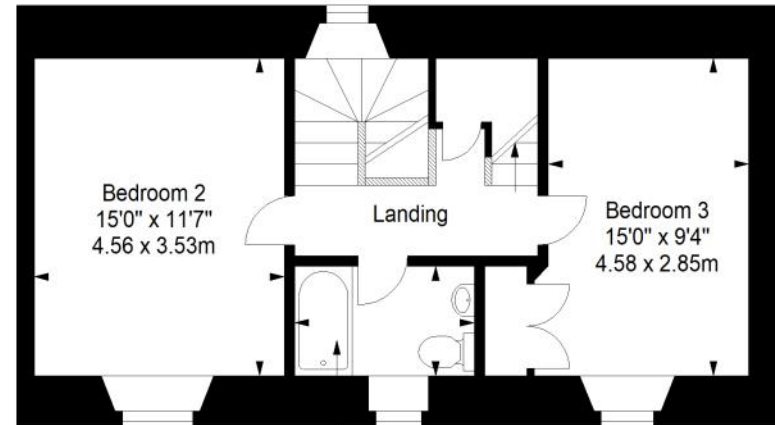
Ground Floor

Approx. 54.7 sq. metres (588.8 sq. feet)



First Floor

Approx. 50.2 sq. metres (540.4 sq. feet)



Bathroom
8'5" x 5'1"
2.56 x 1.54m

Total area: approx. 138.0 sq. metres (1485.5 sq. feet)



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