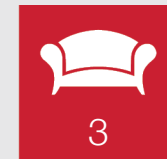




Thorntons 
The right way to move

16 Irvine Crescent

St Andrews, Fife, KY16 8LG



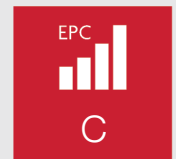
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EPC

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Welcome to an outstanding four-bedroom detached house in St Andrews, which is brought to market in true move-in condition enjoying a blank canvas of décor throughout. This southeast-facing residence further boasts three reception areas, a stylish kitchen, and two modern bathrooms. It also features ample private parking and a family-friendly garden that offers a lot space.

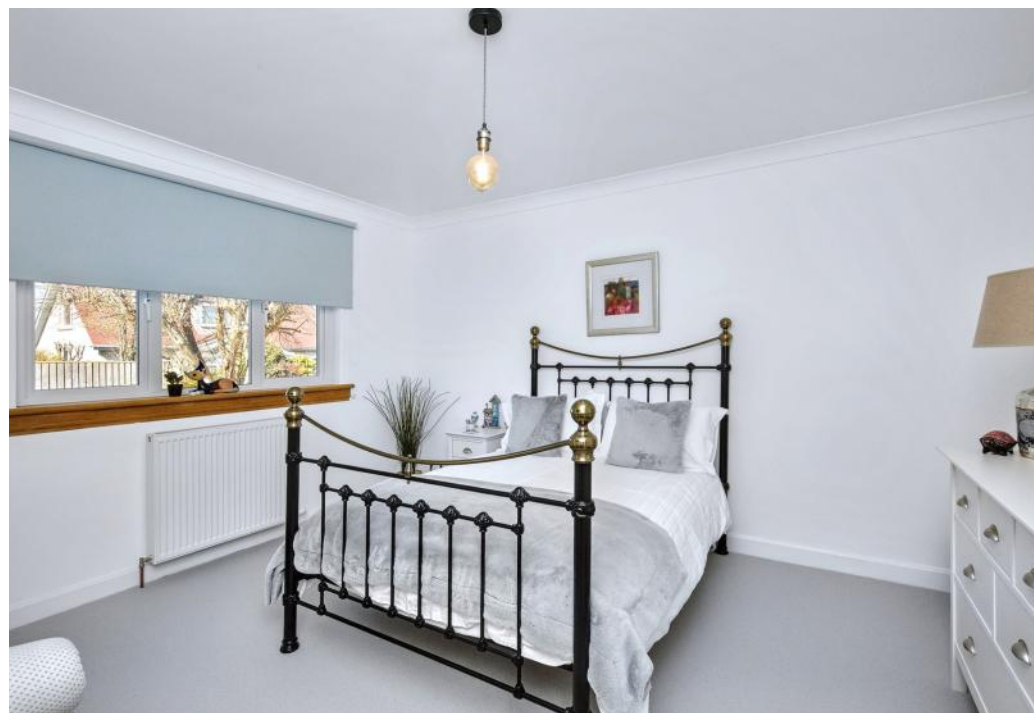
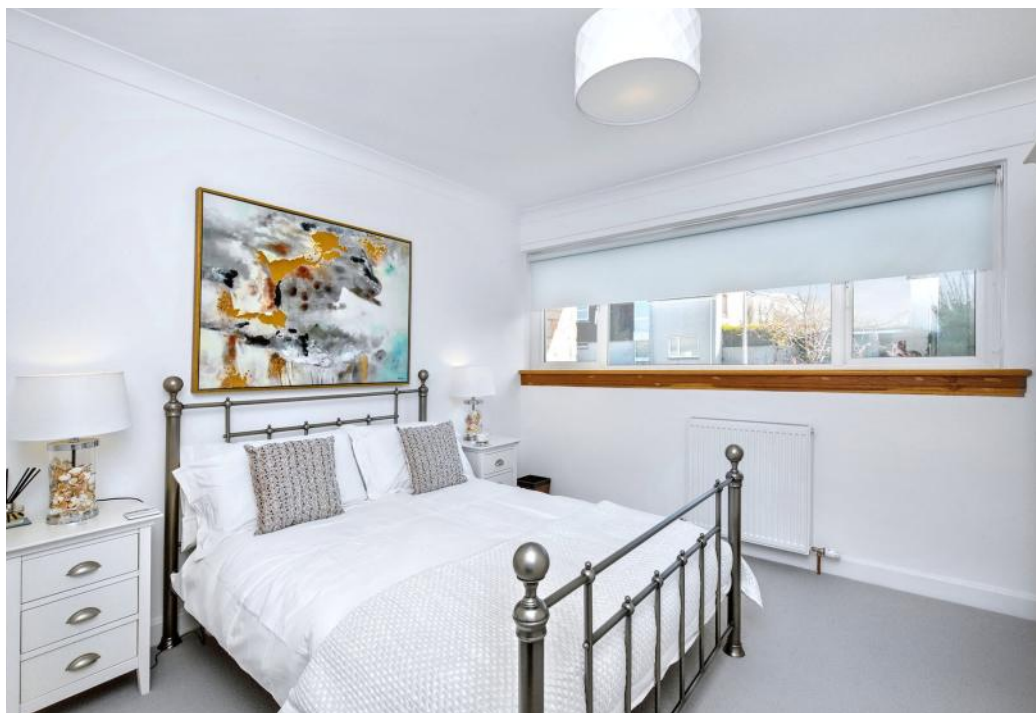
Inside, you are greeted by a naturally-lit entrance hall that offers a lovely introduction and built-in storage. To the left is the living room. Here, spacious proportions are bathed in natural light from a large southeast-facing window. The beautiful decoration enhances the light-filled ambience, whilst a handsome fireplace frames the room with an attractive focal point. The neighbouring dining room is openly accessed, providing a delightful space for seated meals before flowing out into the garden via French doors. Conveniently adjacent, the kitchen is arranged in a galley style, enjoying a monochrome-inspired aesthetic set against a light blue background. It features white cabinetry and luxurious granite worksurfaces, and is streamlined by seamlessly integrated appliances.

Features

- An outstanding detached house
- Situated in highly sought-after St Andrews
- Naturally-lit hall with built-in storage
- Large, southeast-facing living room
- Dining room with French doors to garden
- Charming sun porch opening to garden
- Galley-style kitchen with a stylish aesthetic
- Bright landing with room for a study area
- Four spacious and airy double bedrooms
- Contemporary three-piece shower room
- Bathroom with a four-piece suite
- Mature front garden that is well kept
- Large, enclosed, landscaped rear garden
- Private driveway and detached garage
- Gas central heating and double glazing



"An outstanding detached house in
St Andrews with three reception
areas, a stylish kitchen, four
bedrooms, and two bathrooms"





Extending from the kitchen is a charming sun porch for enjoying the garden ambience whatever the weather. Divided equally between the ground and first floors, the four bedrooms are all spacious doubles with neutral décor and soft carpeting. The dual-aspect principal bedroom boasts the largest footprint, whilst the fourth bedroom has generous built-in wardrobes – both of these bedrooms extend off a bright landing with plenty of room for a study or snug area. Conveniently, there is a contemporary three-piece shower room on the first floor and a four-piece bathroom on the ground floor, equipped with a separate shower cubicle. Gas central heating and double glazing ensure year-round comfort.

Externally, the home has a mature front garden and a private driveway leading to a detached garage. There is also a fully-enclosed rear garden that is perfect for families, offering a lot of space and beautiful landscaped design. It incorporates a manicured lawn, a decked area, and a patio for summer dining.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (ceramic hob, extractor hood, double oven with top oven microwave combi, fridge, freezer, dishwasher, and washer/dryer) to be included in the sale.

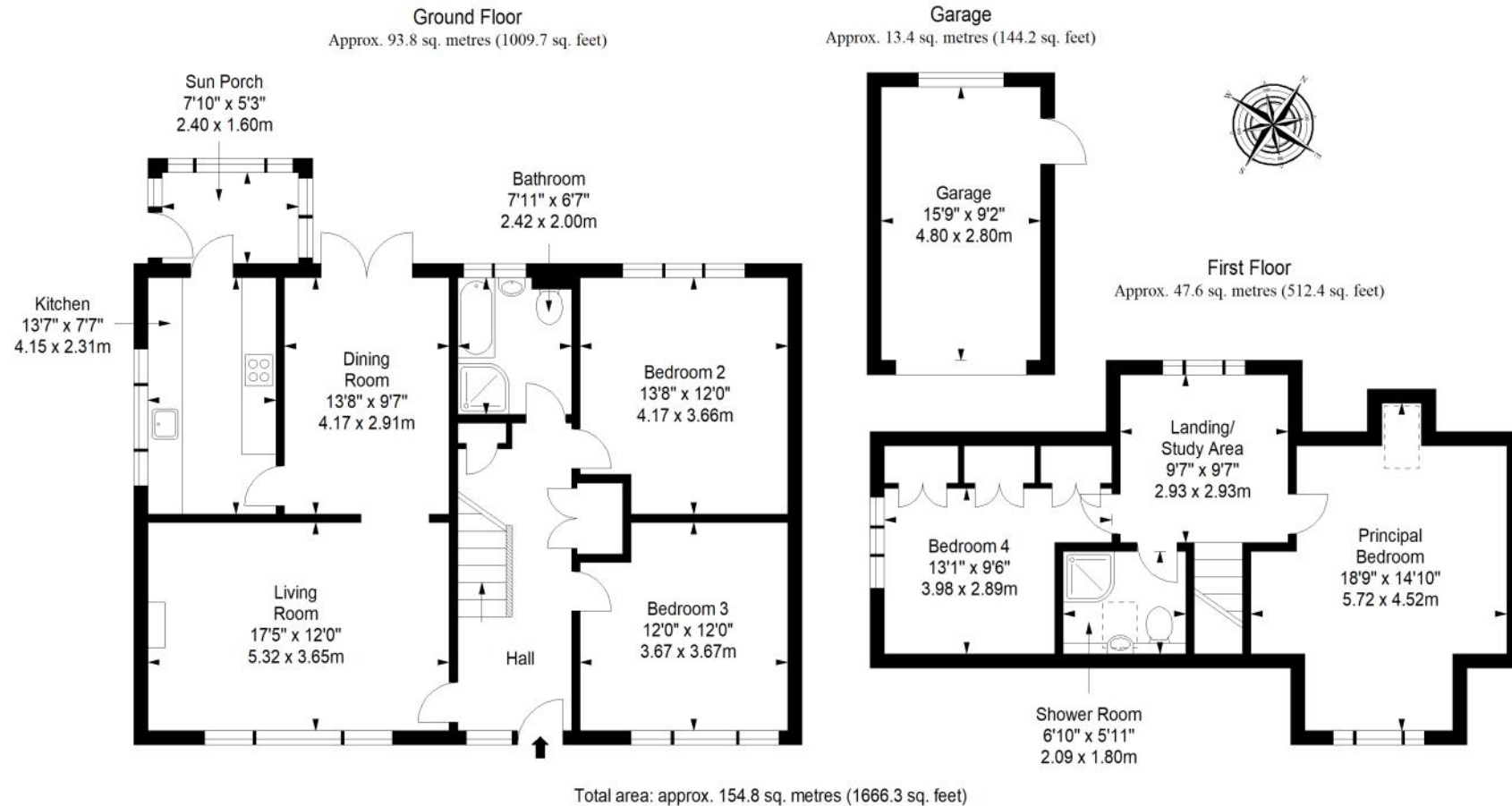




St Andrews, Fife

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. The town is served by excellent local and intercity bus links; daily direct flights to London are available from Dundee airport.

Floorplan





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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
cupareaa@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeaaa@thorntons-law.co.uk

EDINBURGH

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

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
pertheaa@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk



@ThorntonsPropertyServices



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