

VINE COTTAGE

119 South Street, St Andrews, KY16 9UH



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The right way to move

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WELCOME TO VINE COTTAGE

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Vine Cottage

Introducing a traditional three-bedroom detached house which is a unique and rarely available family home in St Andrews, offering large rooms that are beautifully decorated to high standards throughout. It includes two reception areas, a quality breakfasting kitchen, and four washrooms, coming complete with professionally landscaped gardens.

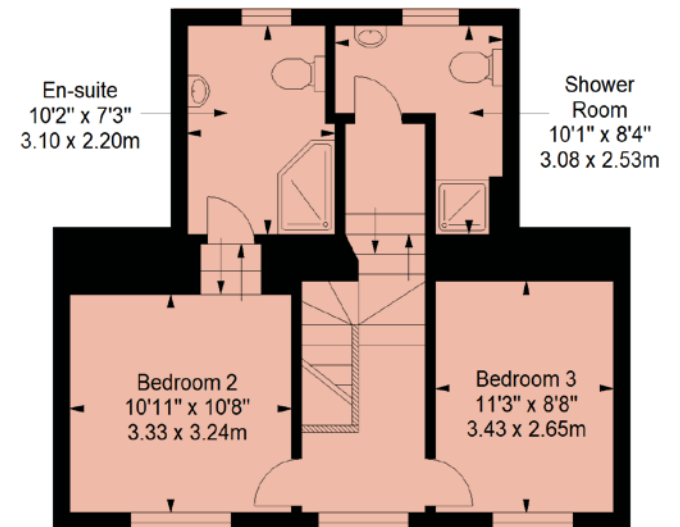
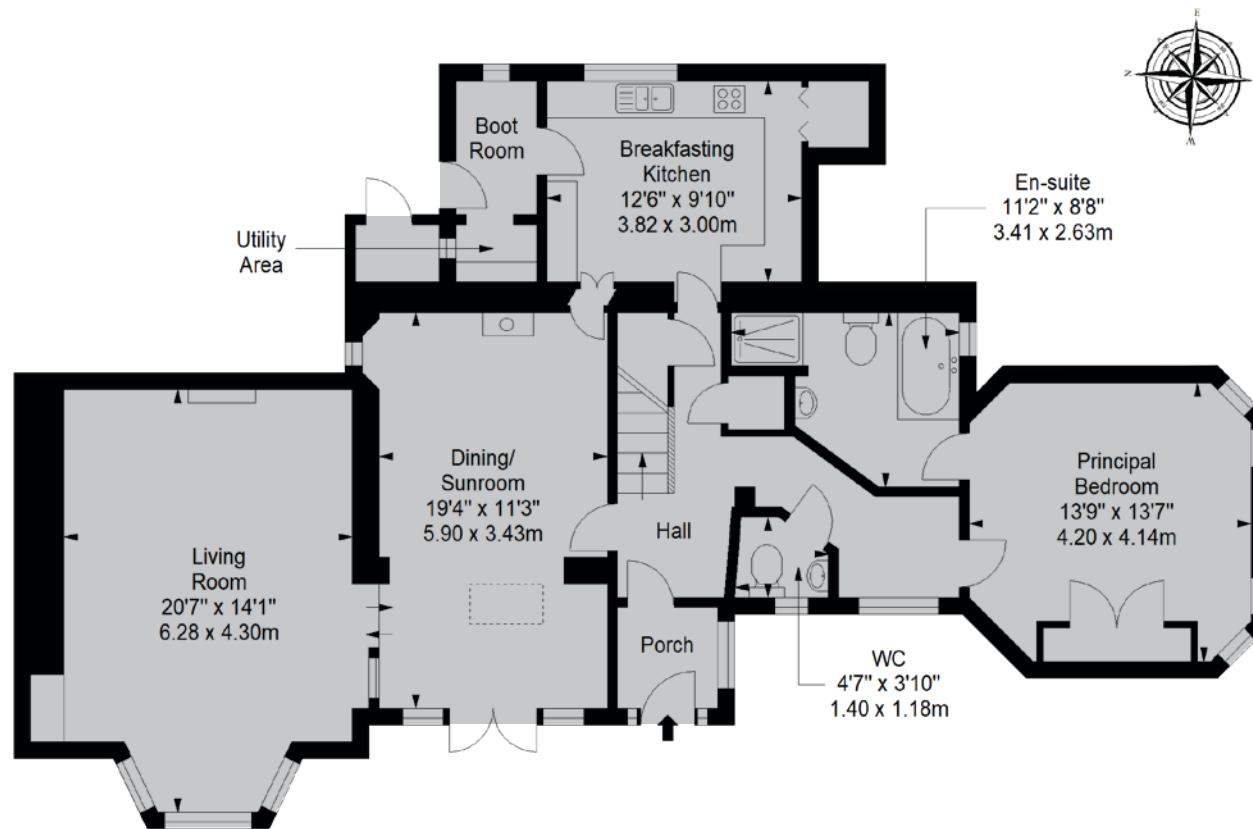
PROPERTY NAME
Vine Cottage

LOCATION
St Andrews, KY16 9UH

APPROXIMATE TOTAL AREA:
155.5 sq. metres (1673.8 sq. feet)

Ground Floor - First Floor -

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



Quietly set away from road, Vine Cottage has a highly sought-after location in the thriving heart of St Andrews. The three-bedroom home forms part of the conservation area, providing easy access to amenities, the historic university, stunning beaches, and the world-famous golf facilities – all of which can be reached on foot. In addition to its prestigious setting, the home further boasts stylish interiors that are completed with a keen eye for detail. It is an exceptional residence that will be in very high demand.

A UNIQUE



AND RARELY AVAILABLE THREE-BEDROOM DETACHED HOUSE

GENERAL FEATURES

- Traditional detached house with stylish interiors
- Situated in the St Andrews conservation area
- Easy walking distance to the beaches and golf facilities
- Finished to exceptionally high standards throughout
- EPC Rating - E

ACCOMMODATION FEATURES

- Naturally-lit porch and hall with storage and a WC
- Expansive living room with a bay window and fireplace
- Open-plan dining/sunroom with a log-burning stove
- Attractive Shaker-inspired breakfasting kitchen
- Boot room with utility area and rear garden access
- Large principal suite with 4pc en-suite bathroom
- Second double bedroom with 3pc en-suite shower room
- Third double bedroom that is bright and spacious
- Quality family shower room with a 3pc suite
- Mix of single and double-glazed sash and case windows
- Gas central heating system

EXTERNAL FEATURES

- Fully-enclosed gardens to the front, side, and rear
- On-street parking is available in the area



WELCOME TO

VINE COTTAGE



Vine Cottage begins with a bright entrance porch laid with a magnificent mosaic-patterned floor. It flows into a naturally-lit hall with two built-in cupboards and a WC. The subtle décor and hardwood-style oak-effect laminate floor hint at the beautiful accommodation to follow.





EXQUISITE

RECEPTION ROOMS

The expansive living room is the place to relax and socialise, its sumptuous interior design and plush carpet amplifying a relaxed and elegant style. A neat picture rail adds texture to the space, whilst a handsome feature fireplace forms a delightful focal point, along with the sweeping bay window. A shelved recess and a charming stained-glass window provide further character.





The adjacent dining/sunroom is openly accessed from here, creating a lovely flow of accommodation that is perfect for entertaining family and friends. Neatly zoned into two sections via a decorative archway, the room is primed for a large table and chairs, as well as comfortable seating set beside French doors to the front garden. It continues the living room's suave aesthetic, pairing it with an easy-to-clean oak-style floor. A cosy log-burning stove adds the finishing touch.





A BREAKFASTING KITCHEN

*WITH A WEALTH OF
STORAGE*

With an attractive Shaker-inspired design, the breakfasting kitchen offers a wealth of cabinet storage and ample worksurface space, all presented in neutral tones. It has a convenient serving hatch into the dining room and undercabinet lighting to add to the bright ambience. Integrated appliances complete the pristine look, creating a smooth finish (five-burner gas hob, slimline extractor hood, Siemens double oven, fridge/freezer, and dishwasher). Sat adjacent is a handy boot room with a utility area and outdoor access to a garden store.





COMFORTABLE BEDROOMS
WITH A TOUCH OF

LUXURY

Easily accessible on the ground floor, the principal bedroom has a very generous footprint, in addition to a fitted wardrobe and a large en-suite which has the luxury of a bath, a shower cubicle, a storage-set WC suite, an illuminated mirror, and a towel radiator. Two additional double bedrooms are on the first floor off a naturally-lit landing. These include the second bedroom which also has its own en-suite, boasting similar fixtures and fittings (minus the bath). In keeping with the quality of the interiors, all three bedrooms foster a comfortable and calming environment thanks to fashionable neutral décor and plush carpets.







MULTIPLE BATHROOMS

FINISHED TO HIGH STANDARDS

Vine Cottage ensures waiting times are kept to a minimal with two en-suites, a WC, and a family shower room. All enjoy neutral styling and quality fixtures and fittings too, maintaining the home's high standards.

The property has gas central heating, with a mixture of traditional single-glazed and heritage-style double-glazed sash and case windows.



A LANDSCAPED GARDEN FOR

FAMILIES

Vine Cottage has fully-enclosed gardens (with a golf net/practice area) to the front, side, and rear. The front garden is professionally landscaped, incorporating a neat lawn and patio framed by mature planting. It leads to the side where there is another patio area amongst generous leafy greens. The rear garden, meanwhile, is paved and equipped with a handy golf store. On-street parking is also available in the area.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a washing machine, and a tumble dryer to be included in the sale.



FULLY-ENCLOSED GARDENS TO THE
FRONT, SIDE, AND REAR





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ST ANDREWS, FIFE



WORLD-RENOWNED FOR ITS ANCIENT UNIVERSITY, GOLFING HERITAGE AND STUNNING BEACH

World-renowned for its ancient university, thousands of professionals, amateurs and spectators from across the globe. St Andrews attracts more than half a million 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. Body copy years, and the iconic Old Course draws





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