



Thorntons 
The right way to move

7 Rires Road Leuchars

St Andrews, Fife
KY16 0EE





Summary

This modern detached house is perfect for families, offering flexible accommodation with four bedrooms and multiple bathrooms, as well as private parking and a sunny enclosed garden featuring a summer house with power. The tasteful, mostly neutral interiors also feature plentiful storage and a spacious open-plan living/dining room connected to a kitchen, both of which open onto the garden. The property is quietly located in a sought-after village, close to the coast and well-served by everyday amenities and travel connections via bus, rail, and road, including direct train services to Edinburgh and Dundee.

Extras: Included in the sale are all fitted floor and window coverings and light fittings.

Features

- Modern detached house
- Bright entrance hall with WC
- Open-plan living/dining room with storage and garden access
- Bright kitchen with garden access
- Three first-floor bedrooms with storage
- Ground-floor bedroom 4/Family room
- Principal en-suite shower room
- Family bathroom
- Front lawn and large south-facing enclosed garden
- Garden store and summer house with power
- Private two-car driveway
- Gas central heating and double glazing



“Externally, the four-bedroom family home enjoys private parking, a sunny enclosed garden, and a summer house with power.”







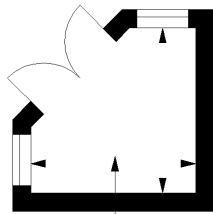
"The sought-after village of Leuchars lies close to the coast and is well-served by everyday amenities and travel connections."



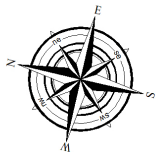
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Floorplan

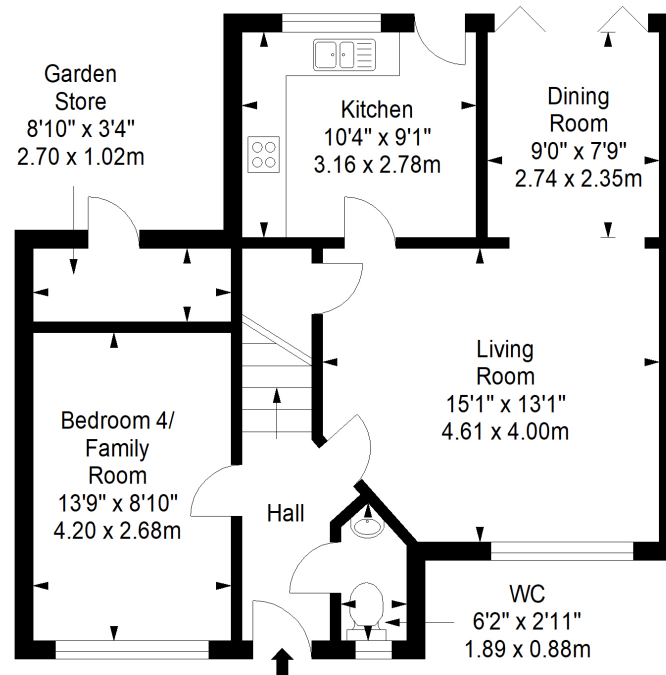
Summer House
Approx. 4.2 sq. metres (45.2 sq. feet)



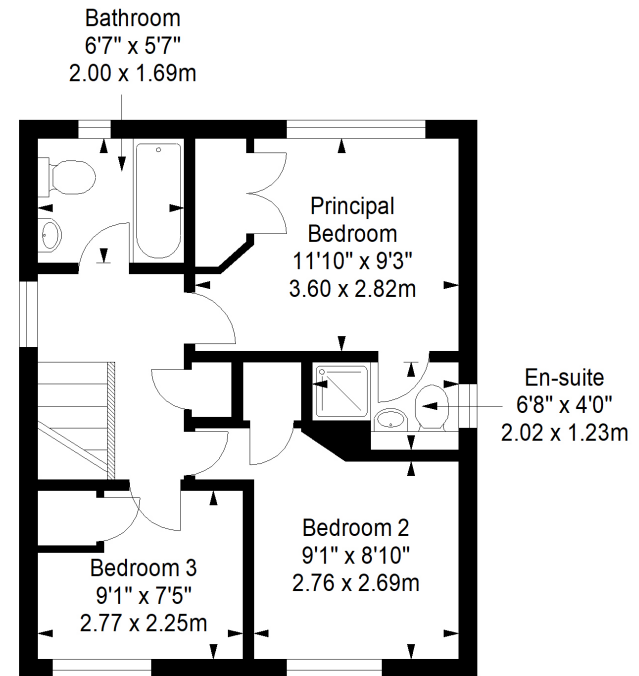
Summer House
7'4" x 7'4"
2.23 x 2.23m



Ground Floor
Approx. 57.9 sq. metres (623.2 sq. feet)



First Floor
Approx. 40.8 sq. metres (439.2 sq. feet)



Total area: approx. 102.9 sq. metres (1107.6 sq. feet)



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