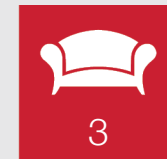




**Thorntons**   
The right way to move

## 3 Irvine Crescent, St Andrews

Fife, KY16 8LG







This spacious three-bedroom detached house lies on the rural outskirts of St Andrews, a short walk from the beach with enviable sea views. The property is on a wraparound plot, with a driveway and integral garage for private parking. It has been cleverly designed to maximise its south-facing rear aspect, enjoyed by its interconnected reception spaces and lovely, enclosed garden. The modern interiors, set against a tastefully understated backdrop, offer practicality for families with three shower rooms (two en-suite) and flexible room usage.

Upon entering, a porch and entrance hall lead to the comfortable living room, which is arranged around an inviting wood-burning stove. It borrows sunny natural light from the adjoining south-facing conservatory and has an open flow to the kitchen, via a dining room illuminated by a feature picture window. This open-plan arrangement creates the perfect social environment for family life and hosting guests. The bright, streamlined kitchen is uber-stylish, with glossy white cabinetry and a natural wood countertop.

## Features

- Walking distance to the beach
- Understated modern interiors with sea views
- Spacious detached house
- Porch and entrance hall
- Bright living room with cosy log-burner
- Sunny dining room open to the living room and kitchen
- Bright and stylish integrated kitchen
- South-facing conservatory off the living room
- Three double bedrooms with storage
- Four-piece bathroom in the principal suite
- Shower room in the second suite
- Wet room and utility room on the ground floor
- Enclosed south-facing garden and side garden
- Integral single garage and large private driveway
- Gas central heating and double-glazing





"The property is an easy walk from the beach and enjoys sea views, as well as proximity to central shops and local schools within two miles."







It is integrated with a double oven, an induction hob with a feature hood, and a dishwasher. A freestanding fridge freezer, washing machine, and tumble dryer are in a utility room, and a second fridge freezer is in the garage, both areas accessible from the hall.

Completing downstairs is a dual-aspect double bedroom with built-in storage and a convenient wet room with WC. Upstairs are two luxury bedroom suites off a bright landing with storage. Both rooms have fitted wardrobes and one boasts lovely sea views. The principal bathroom has a bath and a separate walk-in shower, while the second suite has chic accent décor and a shower room with a walk-in rainfall shower. Gas central heating and double glazing keep the property warm and efficient.

Outside, the south-facing rear garden is securely enclosed and includes suntrap seating areas beside a large lawn bordered by leafy trees for seclusion. To the front and side is a garden, a large driveway, and an integral single garage.

Extras: The sale includes all fitted floor, blinds, selected window coverings, light fixtures, and appliances. Some furniture may be available for separate negotiation.







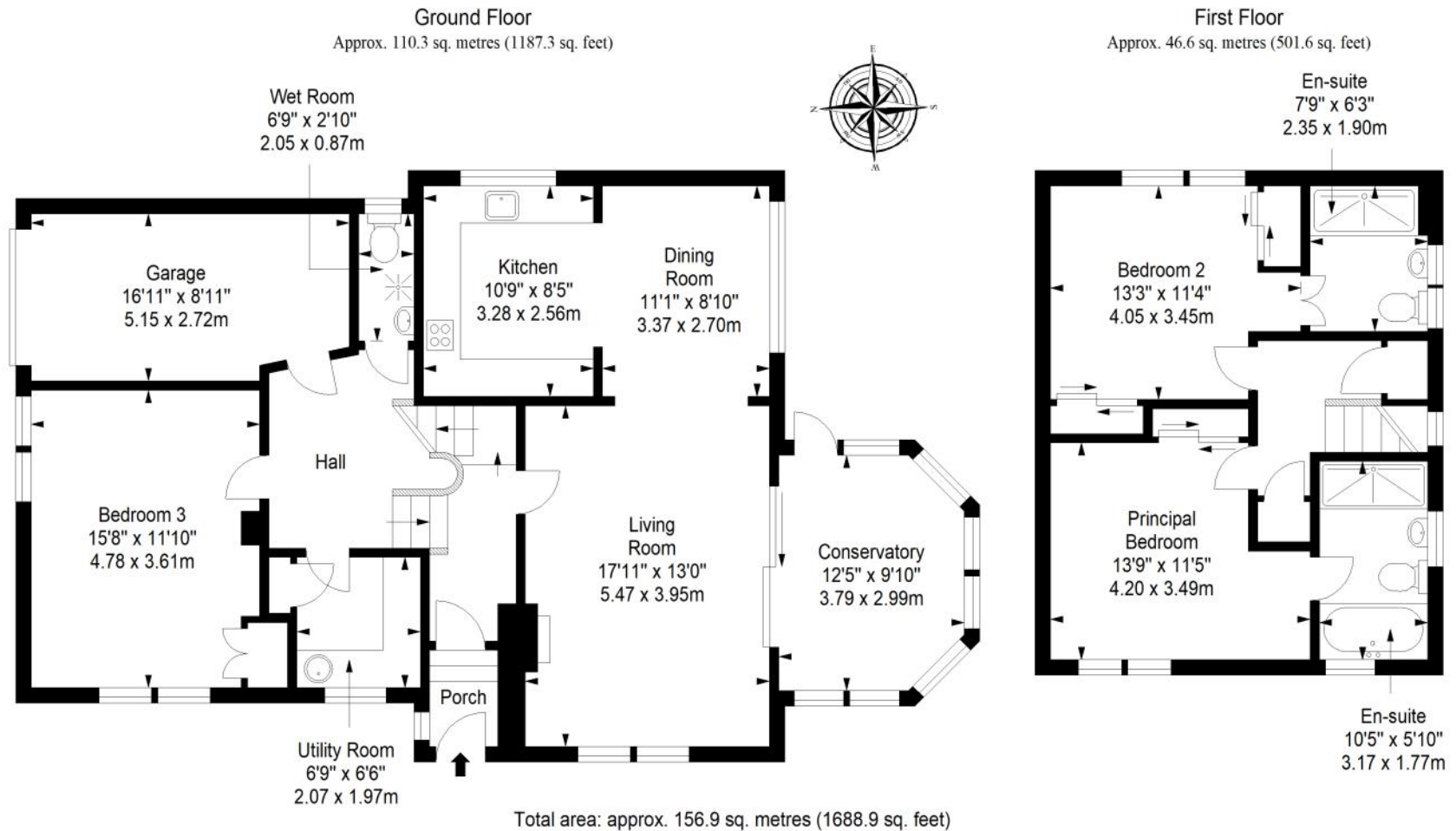


## St Andrews, Fife

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.



# Floorplan





# Thorntons

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