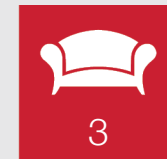




Thorntons 
The right way to move

12 Lawhead Road West

St Andrews, Fife, KY16 9NE



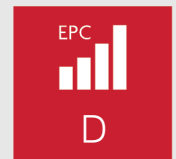
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Nestled within well-maintained, leafy gardens on an established street in exclusive St Andrews, this detached house offers three bedrooms, three reception areas, a breakfasting kitchen, and two bathrooms. In addition to the delightful gardens, the home is accompanied by a garage, car port, and driveway. A vestibule and hallway (both with storage) welcome you into the home, with the hall flowing openly into a dining area offering plenty of space for a large table and chairs. A sunroom is connected to here by patio doors, representing a versatile extra reception area with garden access. Returning back through the dining area and hall, you reach a living room, occupying a generous floorspace and filled with sunny natural light through dual-aspect glazing, including a large west-facing picture window with a garden outlook. In the kitchen, a wide range of cabinetry is supplemented by spacious worktops and splashback tiling, whilst integrated appliances comprise a double oven and grill, a hob, an extractor fan, a fridge, and a dishwasher. An undercounter washing machine is also included, and space is provided for a small casual dining/breakfasting table. The kitchen is completed by built-in storage and garden access.

Features

- Detached house in St Andrews
- Entrance vestibule and hall (both with storage)
- Generous, sunny living room
- Dining area and versatile sunroom
- Breakfasting kitchen
- Three double bedrooms with storage
- First-floor bathroom and ground-floor shower room
- Delightful, leafy front and rear gardens
- Single garage, car port, and driveway
- Gas central heating and double glazing



"This three-bedroom, two-bathroom house represents an ideal family home, with spacious living areas, gardens, and private parking."





Two of the home's bedrooms are found on the ground floor, both benefiting from built-in storage, whilst the third, which is also supplemented by storage, is on the first floor alongside a floored attic and a bathroom. A ground-floor shower room completes the accommodation on offer. Both washrooms are fitted with attractive, modern suites. Gas central heating and double glazing ensure year-round comfort and efficiency.

The front and rear gardens both feature neat lawns and a wealth of mature, leafy shrubbery and trees, with the latter further benefiting from a sunny aspect. Excellent private parking is provided by an attached single garage, a car port, and a private driveway.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, and washing machine will be included in the sale. The furniture is available by separate negotiation.

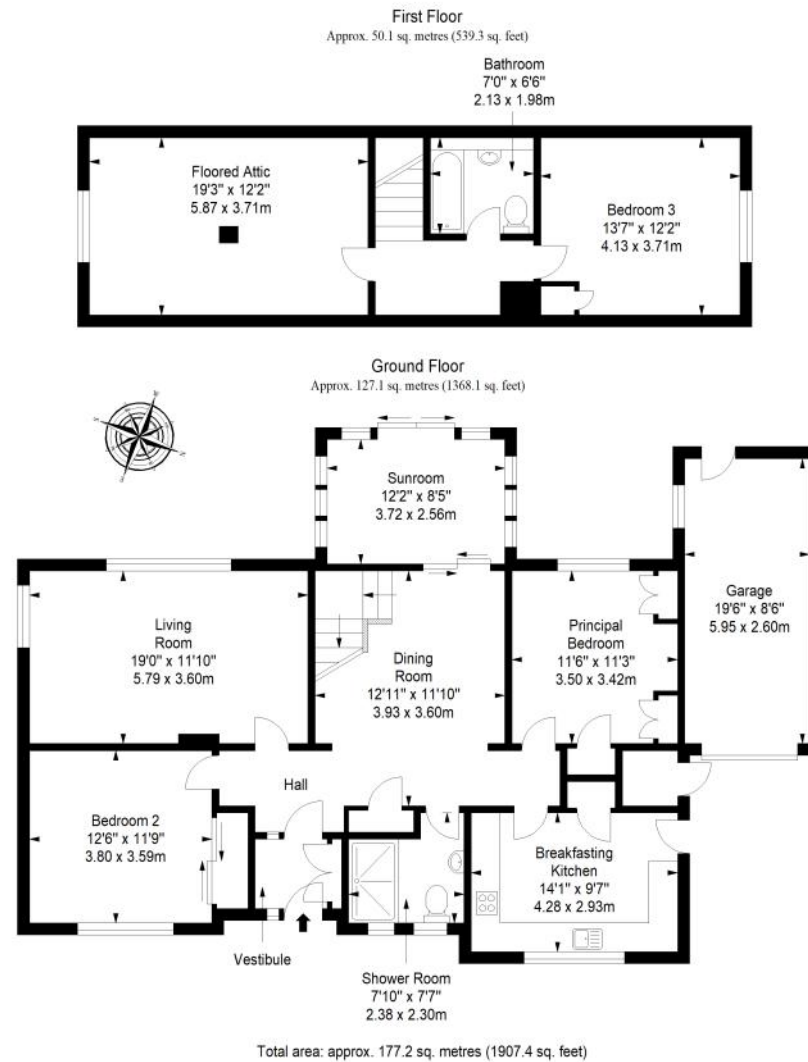




St Andrews

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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