

# YPRESVILLE

6 Strathkinness High Road, St Andrews, Fife, KY16 9UB



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


An exceptionally charming period home in coastal St Andrews, this spacious detached residence combines authentic character with the flexibility and comfort required for modern family living. The property offers four bedrooms, two bathrooms, and several inviting reception rooms, cleverly interconnected to encourage sociability. Quietly positioned on the western edge of town, Ypresville occupies a generous, secure plot with a large gated driveway, a detached garage, and a wonderfully private south-facing garden.



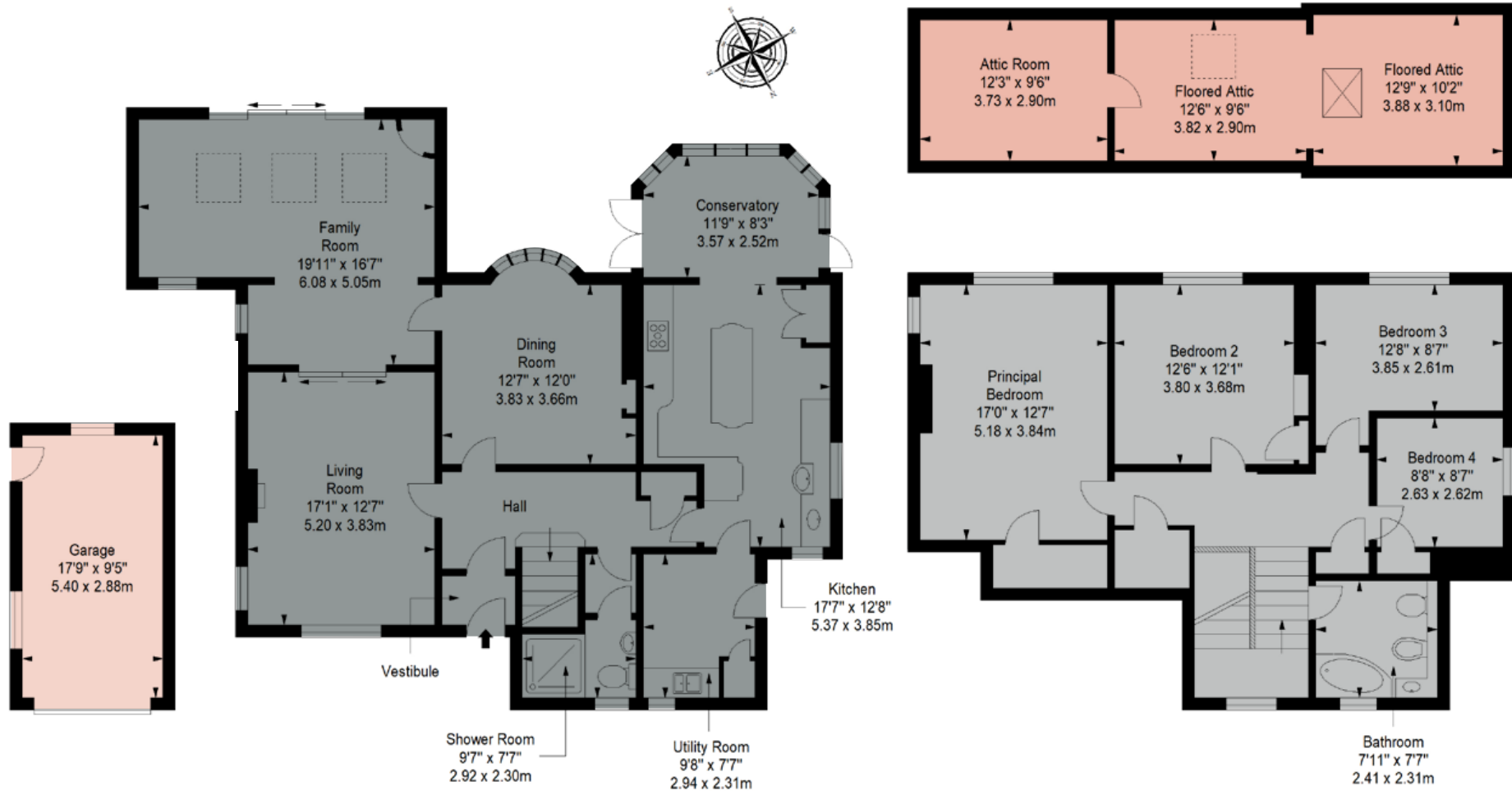
PROPERTY NAME  
Ypresville

LOCATION  
St Andrews, Fife, KY16 9UB

APPROXIMATE TOTAL AREA:  
240.7 sq. metres (2591.0 sq. feet)

Ground Floor-  First Floor-  Attic -  Externals - 

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







# EXCLUSIVE

*period home*



Brimming with authentic 1930s charm, Ypresville is a rare and outstanding proposition for families, complemented by excellent private parking and an enclosed, sun-filled garden that offers a beautiful space for recreation and entertaining. Ideally situated just a short drive from the historic heart of St Andrews and its sandy beach, the property also lies within easy walking distance of local schools and open countryside, striking the perfect balance of convenience and residential tranquility.

## GENERAL FEATURES

- Leafy residential setting in sought-after coastal St Andrews
- Generous 1930s detached house
- Interiors showcasing period features and quality fittings
- Ample space and flexibility for modern family living
- EPC Rating - C

## ACCOMMODATION FEATURES

- Vestibule and inviting hall with storage
- Dual-aspect living room with a gas stove
- Dining room with a gas fire and south-facing bow window
- Bright, vaulted family room with heat-retaining log-burner and deck access
- Charming, well-equipped kitchen open to a sunny conservatory
- Three garden-facing double bedrooms (two with storage)
- Single bedroom/study with storage
- Ground-floor shower room
- First-floor family bathroom with spa corner bath
- Floored and lined attic (with ladder access)
- Practical utility room with external access
- Gas central heating and full double glazing

## EXTERNAL FEATURES

- Exceptionally private south-facing enclosed garden
- Lawn, seating terrace with open fire, and covered deck
- Timber summer house
- Generous gated driveway
- Detached single garage





*Vestibule and an*

# INVITING HALL WITH STORAGE





# TWO ELEGANT RECEPTION ROOMS LEAD SEAMLESSLY

*into a spectacular family room, all united by quality, warmly toned flooring*







## THE LIVING ROOM

The dual-aspect living room provides a bright yet cosy retreat, centred around a focal gas stove and boasting refined decorative detailing, along with an original pitch pine floor.



These authentic features continue in the dining room, which is further enhanced by a focal gas fire in a tiled surround and a south-facing bow window framing leafy garden views.

# THE DINING ROOM



*Deck access from a bright,  
vaulted family room*

The family room is a light-filled vaulted area, offering a welcoming year-round environment with a Jotul Norwegian log-burning stove and sliding doors with plantation shutters that extend the space onto a sheltered seating deck. This room enjoys excellent efficiency thanks to the heat-retaining stove, electric infrared heaters, and an insulated maple floor.





# THE KITCHEN

*The multi-aspect kitchen extends naturally into a timber conservatory, creating a sunny breakfast spot*

Blending timeless country style with modern functionality, the kitchen features cream and natural wood cabinetry with a central island, complemented by a Belfast sink and classic racing-green décor. Premium appliances include a Smeg range cooker and upright fridge-freezer, alongside an integrated Fisher & Paykel dishwasher. A generous adjoining utility room, with external access, provides further practicality with a freestanding washing machine, and an original ceiling-hung clothes pulley and double butler sink.







## *Four spacious bedrooms*

On the first floor, a naturally lit landing leads to three spacious double bedrooms – all overlooking the garden – and a single bedroom, ideal as a quiet study. Each is comfortably carpeted and detailed with elegant picture rails, with useful store cupboards also provided on this level, including in the dual-aspect principal bedroom.



# THE BEDROOMS





*A bathroom and  
a shower room  
for optimum  
convenience*

A bright shower room off the entrance hall provides guest access to a WC. Upstairs, the family bathroom enjoys natural light and offers a WC-suite, bidet, luxurious corner spa bath, and generous toiletries storage.





# *Enchanting* SOUTH-FACING GARDEN

The south-facing enclosed garden forms a private sanctuary, with established greenery creating a wonderful sense of seclusion.





*Exceptionally private  
south-facing enclosed garden*

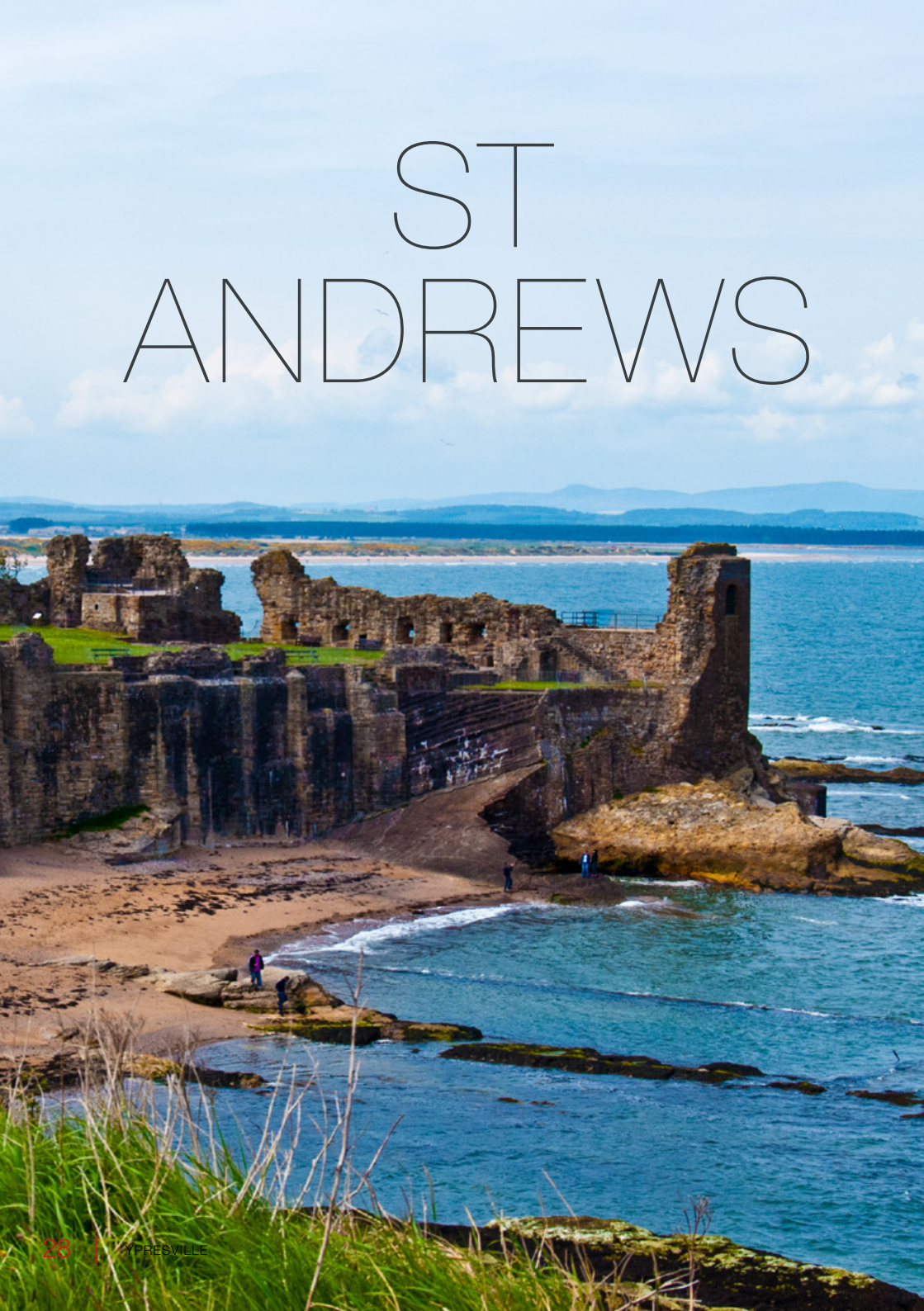


A central lawn, charming summer house, pergola-topped seating terrace with open fire, and a covered deck combine to create an inviting space for family and friends year-round.

A gated gravel driveway provides an impressive approach and leads to a detached single garage.



# ST ANDREWS



*‘The Home of Golf’ – the game has been played at St Andrews Links for over 600 years*

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.





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