



Thorntons 
The right way to move

20 Leonard Gardens

St Andrews, Fife, KY16 8RD



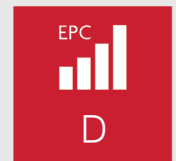
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Summary

Nestled at the end of a cul-de-sac, this large three-bedroom detached house has a desirable setting in sought-after St Andrews. It is close to Hallow Hill and backs onto the Lade Braes, within easy reach of the countryside and coastline, as well as the historic town's world-famous golf facilities, amenities, schools, and transport links. The exclusive property offers bright and spacious rooms, which are all beautifully decorated. It further boasts a southerly-facing aspect, private parking, and an exceptional rear garden with mature planting and a manicured lawn. Extras: All fitted floor and window coverings, light fittings, semi-fitted wardrobe (bedroom 3), tall bookcases and wardrobe (attic), and integrated appliances to be included in the sale. A washer and dishwasher can also be included by arrangement.

Features

- Rarely available detached house
- Quiet location in St Andrews
- Naturally-lit entrance hall
- Large, dual-aspect living room
- Charming dining room with storage
- Sunny and stylish kitchen with garden access
- Three bright and airy bedrooms (two with storage)
- 3pc bathroom with shower over bath
- Excellent storage and large store
- Fully-floored attic with eaves storage
- Beautiful wraparound gardens
- Rear access to Lade Braes
- Private driveway for off-street parking
- Gas central heating and double glazing



“An outstanding detached house,
offering generous accommodation
and a picturesque lifestyle close to
the countryside and coast”



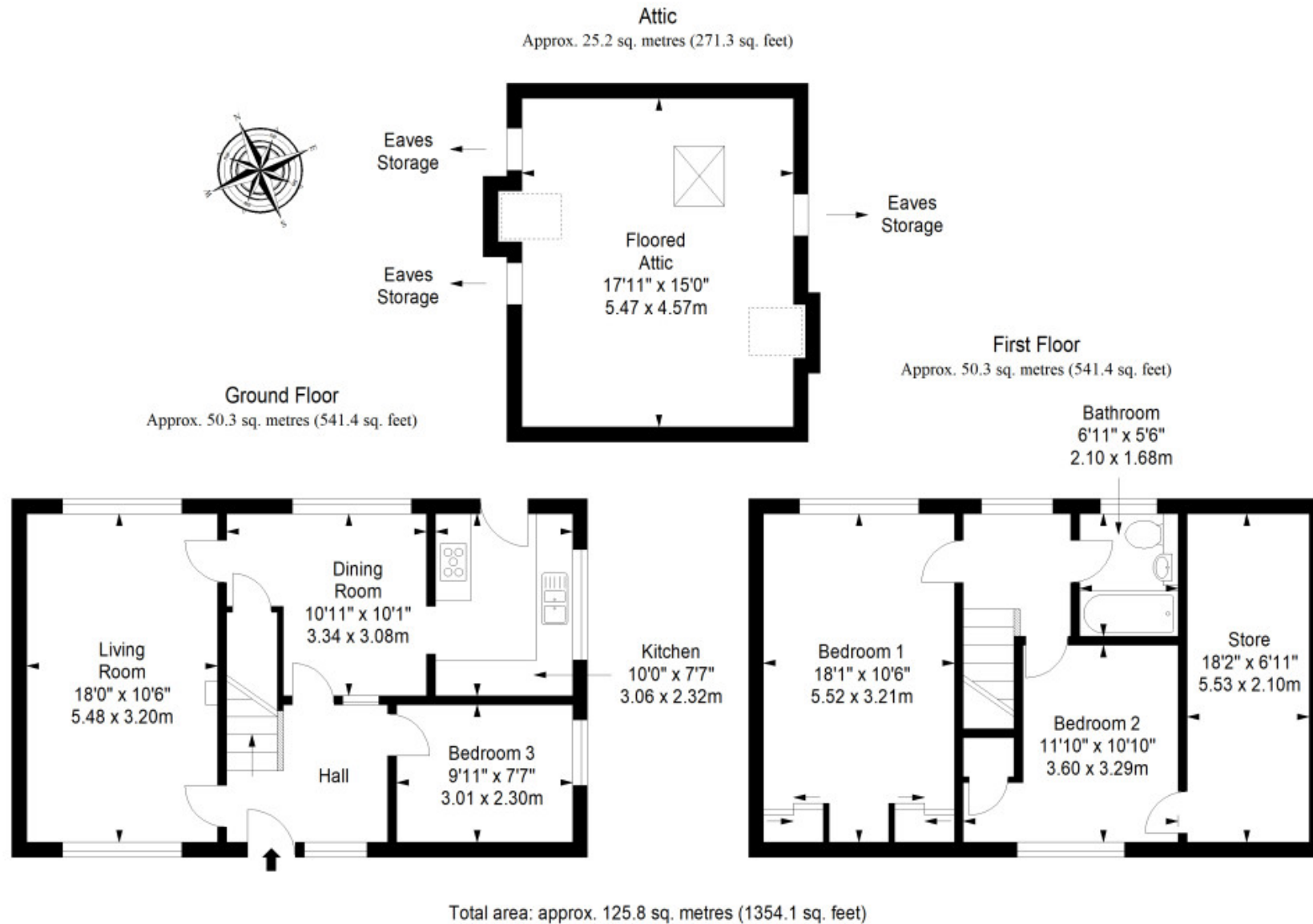




“Private parking and a beautiful rear garden, which has been carefully landscaped for the entire family to enjoy”



Floorplan





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Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutheara@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburgea@thorntons-law.co.uk

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montrosea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

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