



14 Fraser  
Avenue

St Andrews, Fife, KY16 8HX





## Summary

This three-bedroom mid-terraced house is situated within an established residential area of exclusive St Andrews and is sure to appeal to a wealth of buyers. The home enjoys modern fixtures and fittings and neutral décor throughout, and it is accompanied by low-maintenance gardens. The outstanding amenities that St Andrews has to offer are within easy reach of the property, such as a wide and eclectic range of shops, restaurants, cafés, and bars, excellent schools, the renowned university, world-class golfing, transport links, and beautiful outdoor spaces.

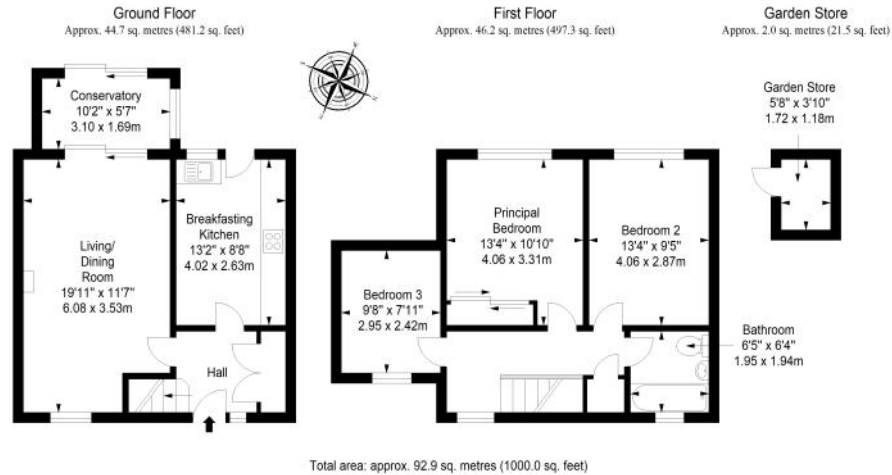
Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

## Features

- Mid-terraced house in St Andrews
- Entrance hall with built-in storage
- Light-filled living/dining room with versatile adjoining conservatory
- Breakfasting kitchen with garden access
- Three double bedrooms
- Bathroom with rainfall shower-over-bath
- Low-maintenance front and rear gardens
- Access to unrestricted on-street parking
- Gas central heating and double glazing



# Floorplan



# Thorntons

The right way to move

## Our Branches

### ANSTRUTHER

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

### DUNDEE

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

### ARBROATH

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

### FORFAR

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

### BONNYRIGG

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

### MONTROSE

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

### EDINBURGH

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

### PERTH

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

### CUPAR

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

### ST ANDREWS

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

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland

[@ThorntonsPropertyServices](#) [@thorntonsproperty](#) [@ThorntonsPS](#)