



Thorntons
The right way to move

12 Park Street

St Andrews, KY16 8AQ



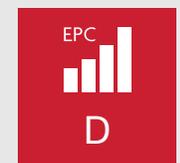
1



5



2



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This beautifully presented detached home is a fully licensed five-bedroom HMO property, offering generous and flexible accommodation over two levels. The property is ideally suited as a high-quality investment opportunity with hardwood oak staircase, skirtings, facings and doors or alternatively as a spacious family home ideal for home working with its flexible layout.

Finished in a neutral palette throughout, the property benefits from excellent natural light and well-proportioned rooms. The ground floor comprises a welcoming entrance hallway leading to a bright and comfortable lounge (currently utilised as a bedroom), a spacious dining kitchen fitted with contemporary units and integrated appliances, and three well-proportioned double bedrooms (one currently utilised as the living room). A modern shower room and additional storage complete the ground floor accommodation.

Features

- Fully licensed 5-bedroom HMO detached house
- Bright lounge with garden outlook
- Modern fitted dining kitchen with patio doors to rear garden
- Five double bedrooms
- Two Contemporary shower rooms
- Detached garage and large mono-block driveway for several cars
- Excellent investment opportunity with strong rental potential
- Enclosed rear and side garden with patio and lawn
- Within catchment area for residents Links Ticket
- GCH, DG and EPC: D





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Upstairs, the property offers two further double bedrooms, along with an additional shower room, providing excellent capacity for multiple occupants.

Externally, the property benefits from a large mono-block driveway providing ample off-street parking for several cars, a detached garage with power, light and up and over door. The fully enclosed low maintenance rear and side garden is secure for both children and pets, featuring a mix of lawn, private patio seating areas, and mature planting—ideal for both residents and outdoor entertaining.



St Andrews

St Andrews is internationally renowned as the “Home of Golf” and is one of Scotland’s most desirable coastal towns, offering a unique combination of historic charm, world-class amenities, and an exceptional quality of life. The town is home to the prestigious University of St Andrews, Scotland’s oldest university, which contributes to a vibrant, cosmopolitan atmosphere throughout the year.

The property is ideally located within easy reach of the town centre, where an excellent selection of independent shops, boutiques, cafés, restaurants, and bars can be found, alongside larger supermarkets and everyday amenities. The town also benefits from a range of highly regarded primary and secondary schools, making it particularly attractive for families. The property itself is within walking distance of St Leonards private school.

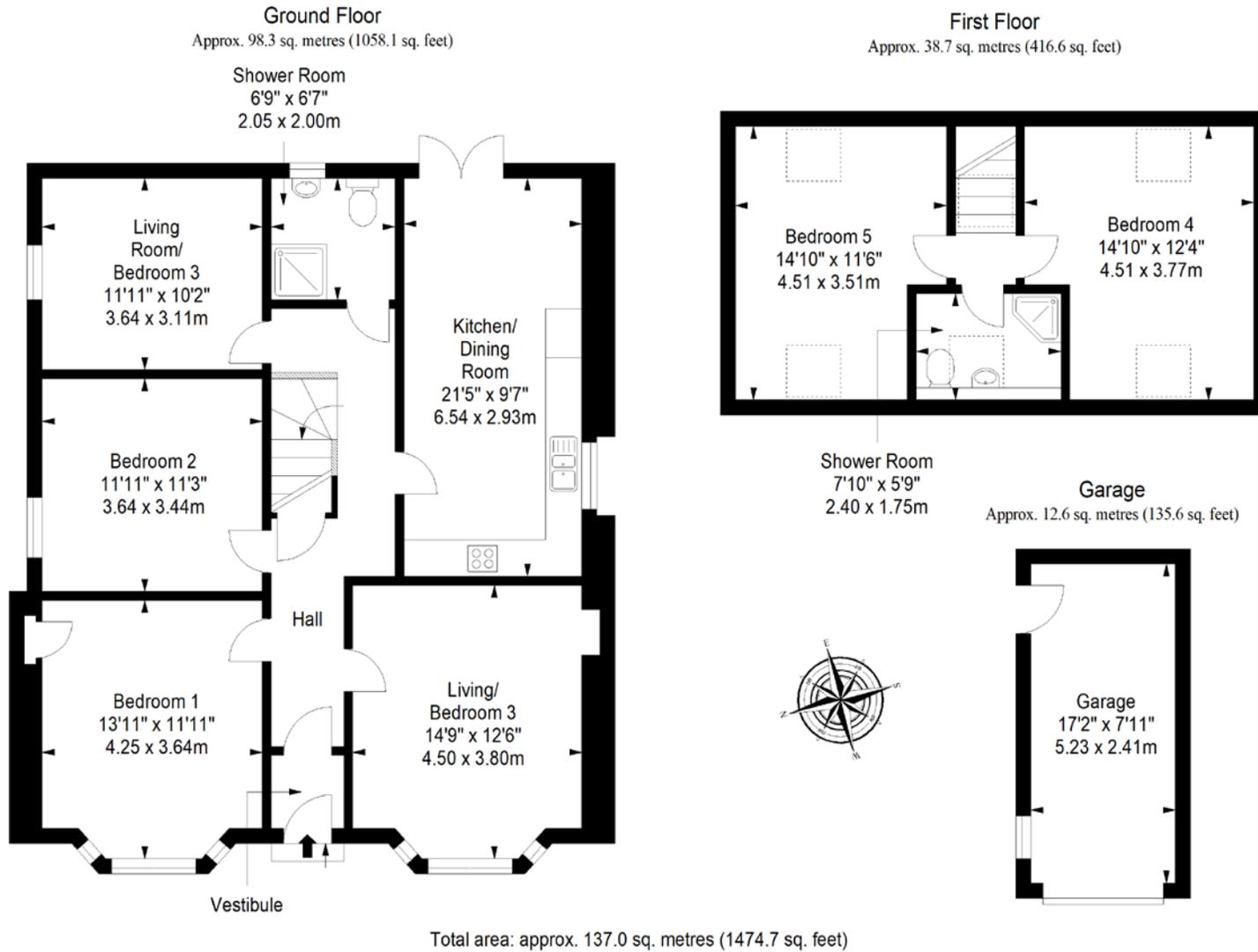
St Andrews boasts some of the finest golf facilities in the world, including the iconic Old Course, attracting visitors globally. In addition, the area offers a wealth of leisure opportunities, from scenic coastal walks along the Fife Coastal Path to beautiful sandy beaches such as West Sands and East Sands. There are also a number of sports facilities including tennis, swimming, and fitness centres.

For commuters, St Andrews is well connected by road, with easy access to Dundee (approximately 20 minutes), Cupar, and the wider Fife area, while Edinburgh is reachable in around 1 hour 20 minutes. Leuchars railway station, located just a short drive away, provides regular mainline rail services to Edinburgh, Aberdeen, and beyond.

The surrounding East Neuk villages, including Crail, Anstruther, and Elie, offer further charm with picturesque harbours, local eateries, and coastal attractions, enhancing the appeal of the wider area.

Overall, 12 Park Street enjoys a prime position within a highly sought-after location, combining convenience, lifestyle, and strong long-term appeal for both owner-occupiers and investors alike. Its approximately a 10 minute walk from the Old Course Golf Course, Famous West Sands Beach and 5 minutes from the town centre and M&S Foodhall.

Floorplan





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