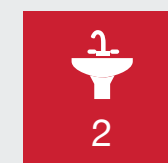
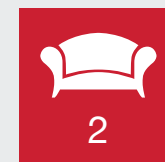




Thorntons 
The right way to move

Plot 190 The Brechin

David Leitch Road
St Andrews, Fife, KY16 8FG



Discover luxury living in a beautiful setting

This is an exciting opportunity to purchase a stunning new-build property within a prestigious new development by David Wilson Homes. The residence on offer is an executive four-bedroom (plus study) detached house, which is in the sought-after Brechin house type, featuring a stylish build centred on large, light-filled rooms. This new-build home boasts high levels of versatility and high-specification interiors, including a statement breakfasting kitchen and open-plan dining room, as well as three premium washrooms. It also has extensive private parking and generous landscaped gardens fit for the entire family. Set on the western fringes of historic St Andrews, the property offers a country and coastal lifestyle in a semi-rural setting. The development is bounded by the countryside, yet still within easy reach of the town centre, making it a highly desirable place to live. Award-winning beaches are close by, along with highly regarded educational facilities and the world-famous Old Course.

The family home has instant appeal and moving inside furthers the attraction. You are first greeted by a central hall that immediately establishes the exceptional standards. It also provides built-in cloak storage and a WC.



General Features

- A stunning new-build detached house
- Part of the DWH @ St Andrews development
- Highly desirable setting for families
- Offers an idyllic country and coastal lifestyle
- High-specification interiors and elegant décor

Accommodation Features

- Entrance hall with cloak storage and a WC
- Dual-aspect lounge with French doors to garden
- Open-plan kitchen/breakfast/dining room
- Utility room with alternate garden access
- Galleried landing with attic access
- Four double bedrooms and a study
- Contemporary en-suite shower room
- Family bathroom with a four-piece suite
- Gas central heating and double glazing

Exterior Features

- Landscaped gardens to the front and rear
- Private driveway and detached double garage



Relax and unwind in elegance

The lounge is the place to relax and unwind with family. It has a large footprint for an excellent choice of comfortable furnishings and it is bathed in natural light throughout the entire day, thanks to dual-aspect windows and French doors that extend the space out into the rear garden. This impressive reception room also benefits from elegant interior design, creating a sumptuous aesthetic that is both inviting and easy to style.



The heart of the home

The open-plan kitchen/breakfast/dining room is the home's sociable centrepiece, designed for lively family meals and entertaining. It spans the entire depth of the residence, offering ample floorspace for a large table and chairs, in addition to a fitted breakfast bar which forms part of a central island. The kitchen is finished to a high specification in a Shaker-inspired style, fitted with on-trend cabinets and premium worksurfaces. It comes with an integrated oven and hob, with space for additional appliances. This large room also boasts multi-aspect glazing, including French doors that offer a seamless transition to the rear garden – the ideal setup for summer barbecues. A neighbouring utility room provides a quiet space for laundry and alternate garden access.

Four double bedrooms providing
all the space you need

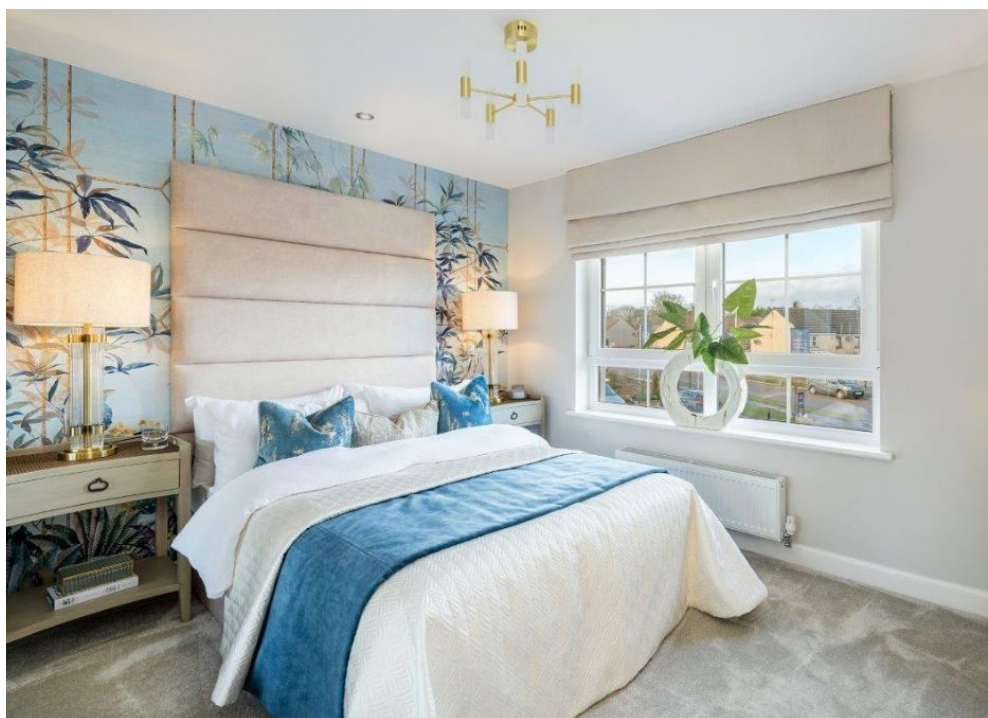




The four double bedrooms are on the first floor, extending off a galleried landing with attic access. The rooms continue to display a sharp eye for detail, maintaining the promise of the home with spacious footprints and light-filled aspects. Contemporary interior design and deep-pile carpets create an inviting and comfortable environment for a relaxing night's sleep. In addition, the large principal suite has the added advantage of dual-aspect windows and the luxury of an en-suite shower room. The second bedroom also has a dual aspect, whilst bedrooms three and four provide flexible spaces to suit large families and creative use. In addition, there is a versatile study on the ground floor, which can be used for working from home.

In addition to a ground-floor WC, the home features the principal bedroom's en-suite shower room and a family bathroom, both of which are on the first floor. All three washrooms adhere to contemporary standards, incorporating quality fixtures and finishings and attractive styling. The family bathroom also has the benefit of a four-piece suite, complete with a bathtub and separate shower enclosure.

Ensuring a comfortable living environment all year round, the property has gas central heating and double-glazed windows.



Landscaped gardens designed for families

Externally, homeowners have the benefit of a private driveway and a double garage, ensuring private parking for multiple vehicles. The property is also flanked by landscaped gardens to the front and rear, providing families with wonderful outdoor space. NB: Incentives are Full LBTT payment or Part Exchange, also includes upgraded extras.





St Andrews, Fife

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

Key

B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	wm	Washing machine space	↔	Dimension location
CYL	Cylinder	dw	Dishwasher space		



Ground Floor

Lounge	5631 x 3752 mm	18'6" x 12'3"
Kitchen/Breakfast/Dining	6903 x 4770 mm	22'7" x 15'7"
Utility	2026 x 2081 mm	6'7" x 6'10"
Study	2805 x 2428 mm	9'2" x 8'0"
W.C.	1997 x 1223 mm	6'7" x 4'0"



First Floor

Bedroom 1	5110 x 3750 mm	16'9" x 12'4"
En Suite	2098 x 1743 mm	6'11" x 5'9"
Bedroom 2	4502 x 2828 mm	14'9" x 9'3"
Bedroom 3	3473 x 3360 mm	11'5" x 11'0"
Bedroom 4	4028 x 2653 mm	13'3" x 8'8"
Bathroom	2100 x 2760 mm	6'11" x 9'1"

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Our Branches

ANSTRUTHER

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

ARBROATH

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

BONNYRIGG

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

CUPAR

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

DUNDEE

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

EDINBURGH

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

FORFAR

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

MONTROSE

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

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@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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