



## 11 Meadow Road

Leuchars, St Andrews,  
KY16 0EX





Set on a peaceful cul-de-sac, this exclusive five-bedroom detached bungalow is a beautiful family home that offers a wealth of space and a sought-after semi-rural lifestyle on the picturesque fringes of Leuchars. It enjoys proximity to the surrounding countryside and coastline, and is just a short drive from historic St Andrews. The south-facing property is attractively presented throughout, offering abundant living space, excellent storage, and two bathrooms. Plus, it has private parking and sunny gardens.

Stepping inside, you are welcomed by a naturally-lit vestibule that flows through to a hall with a built-in cloak cupboard. To the left is the living room, which has expansive dimensions bathed in a flood of natural light from twin south-facing windows. This wonderfully large reception area is further enhanced by a neutral palette and a wall-mounted fireplace for cosy evenings in. An open archway leads through to a neighbouring dining room for lively dinner parties.

## Features

- A substantial detached bungalow
- Quiet cul-de-sac setting in Leuchars
- Proximity to the coast and countryside
- Attractive neutral décor throughout
- Vestibule and hall with cloak cupboard
- Expansive, south-facing living room
- Openly accessed dining room
- Generously appointed kitchen
- Utility room with rear garden access
- Five double bedrooms with built-in wardrobes
- En-suite shower room with underfloor heating
- Stylish family bathroom with underfloor heating
- Large gardens to the front, side, and rear
- Private driveway and two garages
- Gas central heating and double glazing



"A substantial detached bungalow in Leuchars, with two reception areas, two bathrooms, and five double bedrooms"





In the kitchen, a spacious footprint ensures fantastic practicality. It features a generously appointed range of cabinets in wooden hues, alongside sweeping worksurfaces and tiled splashbacks. The attractive look is then finished with an integrated gas hob and double oven, with space for freestanding white goods. An adjacent utility room provides garden access and further space for freestanding appliances. Meanwhile, the five double bedrooms are all lightly decorated and equipped with built-in wardrobes. Each room is bright and airy, with lots of space for bedside furnishings. In addition, the principal bedroom has the luxury of a contemporary en-suite shower room with underfloor heating, finished with chic wet walling. The family bathroom is equally stylish, enjoying premium tile work and a modern three-piece suite, which includes a half-pedestal washbasin, a toilet, a towel radiator, and a double-ended bath. It also has underfloor heating. Gas central heating and double glazing ensure year-round comfort. Outside, there are large gardens to the front and to the fully-enclosed side and rear. The gardens are well-maintained too, featuring neat lawns and mature planting. To the side, there is also a generous patio area for summer dining. A driveway and two garages ensure ample private parking.

Extras: all fitted floor coverings, window blinds, light fittings, and integrated kitchen appliances to be included in the sale.

An aerial photograph of a residential estate, likely in the UK, showing a mix of semi-detached and detached houses. The estate is surrounded by green fields and a railway line runs along the left side. A central text overlay is present.

Thorntons

The right way to move

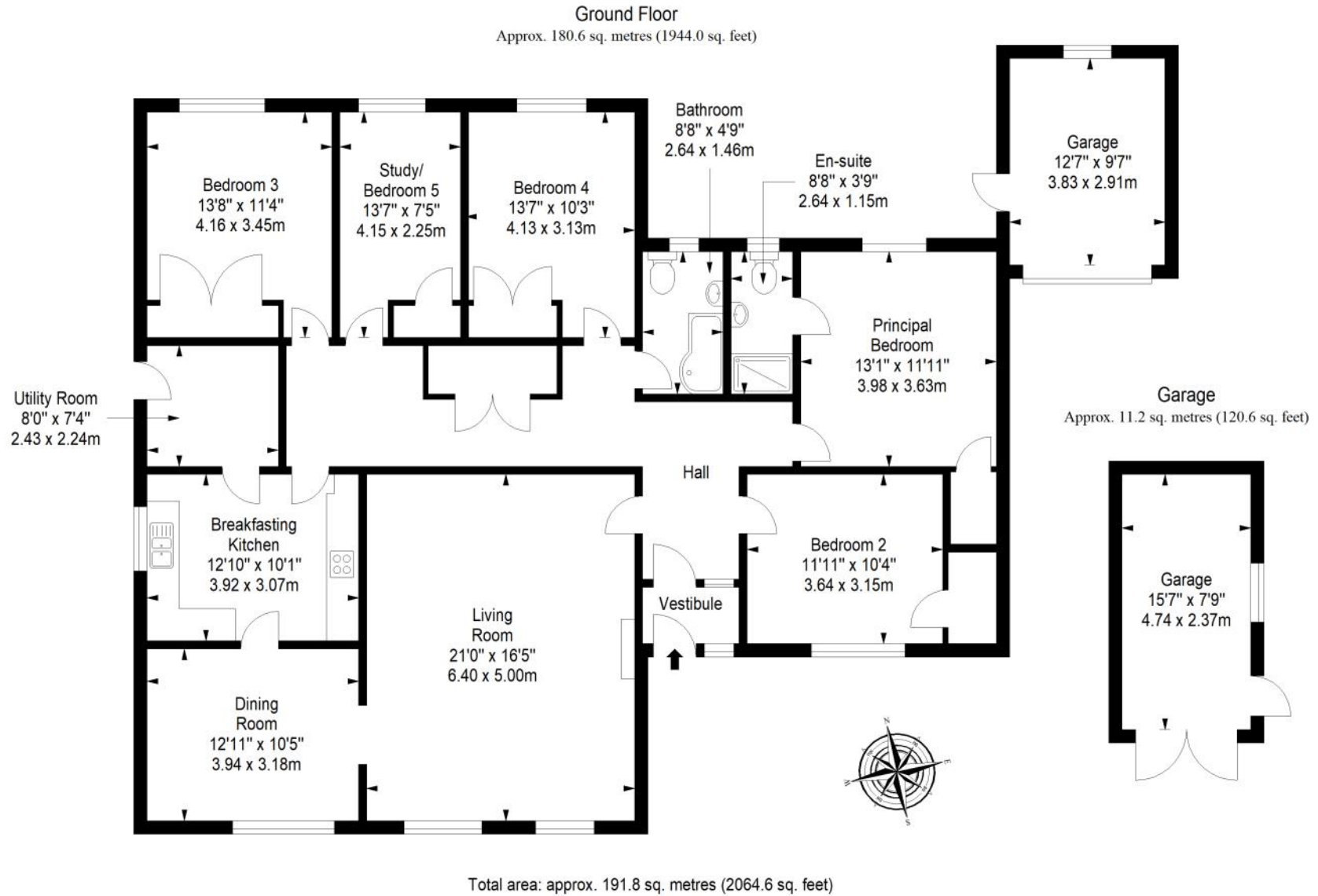
11 Meadow Road



## Leuchars

Leuchars is situated near the northeast coast of Fife, just under six miles from St Andrews. The village itself offers everyday amenities such as a convenience store, a number of independent retailers, a doctor's surgery, a pharmacy, hairdressers, barbers and beauty salons, as well as pubs, takeaways, and a café. Supermarkets and more extensive shopping facilities can be found nearby in St Andrews, in addition to a wealth of restaurants, bars, and other cultural and entertainment venues. With the coast within easy reach, in addition to Fife's beautiful countryside and outstanding golfing, enjoying the outdoors couldn't be easier for residents of Leuchars. For those who prefer to exercise indoors, a leisure centre can also be found in nearby St Andrews and offers a gym, a swimming pool, and fitness classes, while there are a number of sports clubs and leisure groups in the area for all ages. Education at nursery and primary level is offered in the village at Leuchars Primary School, followed by secondary schooling at Madras College in St Andrews. Leuchars train station and excellent bus links keep the village well connected to the rest of Fife, Edinburgh, and further afield with regular services, and, owing to nearby major road links, travelling by car is fast and efficient.

# Floorplan





# Thorntons

The right way to move

## 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  
dundeeya@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  
cupareaa@thorntons-law.co.uk

### EDINBURGH

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

### MONTROSE

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

### ST ANDREWS

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



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

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