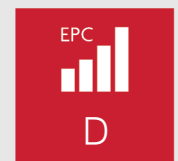
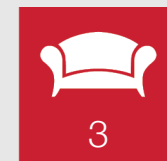




**Thorntons**   
The right way to move

## 29 Canongate, St Andrews

Fife, KY16 8RU







Just a stroll from the botanic gardens, this extended three-bedroom detached house has a highly desirable location in exclusive St Andrews, set within easy reach of the world-famous golf facilities and spectacular beaches. It is beautifully presented in light hues and offers spacious accommodation, including three reception rooms, a suntrap conservatory, and two bathrooms. This exceptional property further benefits from generous private parking and a family-friendly rear garden.

Inside, a triple-aspect entrance porch welcomes you in, flowing through to a hall. It is a lovely introduction which is reinforced by the living room. Here, neutral decoration and a soft carpet create an inviting environment that is at once comfy and easy to style. It has a large picture window for natural light and a focal-point fireplace (with a living flame gas fire) for the arrangement of lounge furniture. A large dining room has a similar aesthetic and an open archway into an adjacent dual-aspect family room – a wonderful setup for entertaining dinner parties. From here, glazed doors slide open into a southeast-facing conservatory for relaxing amidst the garden ambience.

## Features

- An extended and exclusive detached house
- Highly desirable location in St Andrews
- Attractive interior design throughout
- Triple-aspect porch flowing to the hall
- Elegant living room with a living flame gas fire
- Large dining room and open-plan family room
- Southeast-facing conservatory
- Generously appointed breakfasting kitchen
- Landing/snug with storage and attic access
- Three bright and airy double bedrooms
- Tiled shower room with three-piece suite
- Premium bathroom with four-piece suite
- Mature front and suntrap rear gardens
- Multi-car driveway and attached garage
- Gas central heating and double glazing





"An exclusive detached house in a picturesque location, offering generous accommodation, private parking, and suntrap gardens"







Meanwhile, the breakfasting kitchen is generously appointed with wood-toned cabinets, additional built-in storage, and stone-inspired worktops. It has a fitted breakfast bar as well and comes with integrated appliances. Completing the ground floor is a tiled three-piece shower room.

On the first floor, the landing has fitted storage, space for a snug, and access to the attic for further storage before leading to the three bedrooms. All the bedrooms are bright and airy doubles which are attractively presented in light yellow and with fitted carpets for comfort. The principal and second bedrooms also have built-in wardrobes. A premium four-piece bathroom finishes the accommodation, providing a WC suite, a corner bath, and a shower cubicle. Gas central heating and double glazing ensure year-round comfort. Outside, there is a mature front garden and multi-car driveway leading to an attached garage. There is a large rear garden too, which is enclosed by established hedgerows. It features a generous lawn, a patio, and a southeast-facing aspect.

Extras: all fitted floor and window coverings, light fittings, integrated appliances (gas hob, double oven, fridge/freezer, and dishwasher), and an undercounter washing machine to be included in the sale. No warranties or guarantees are provided regarding any of the services, movable items, and/or appliances included in the price.







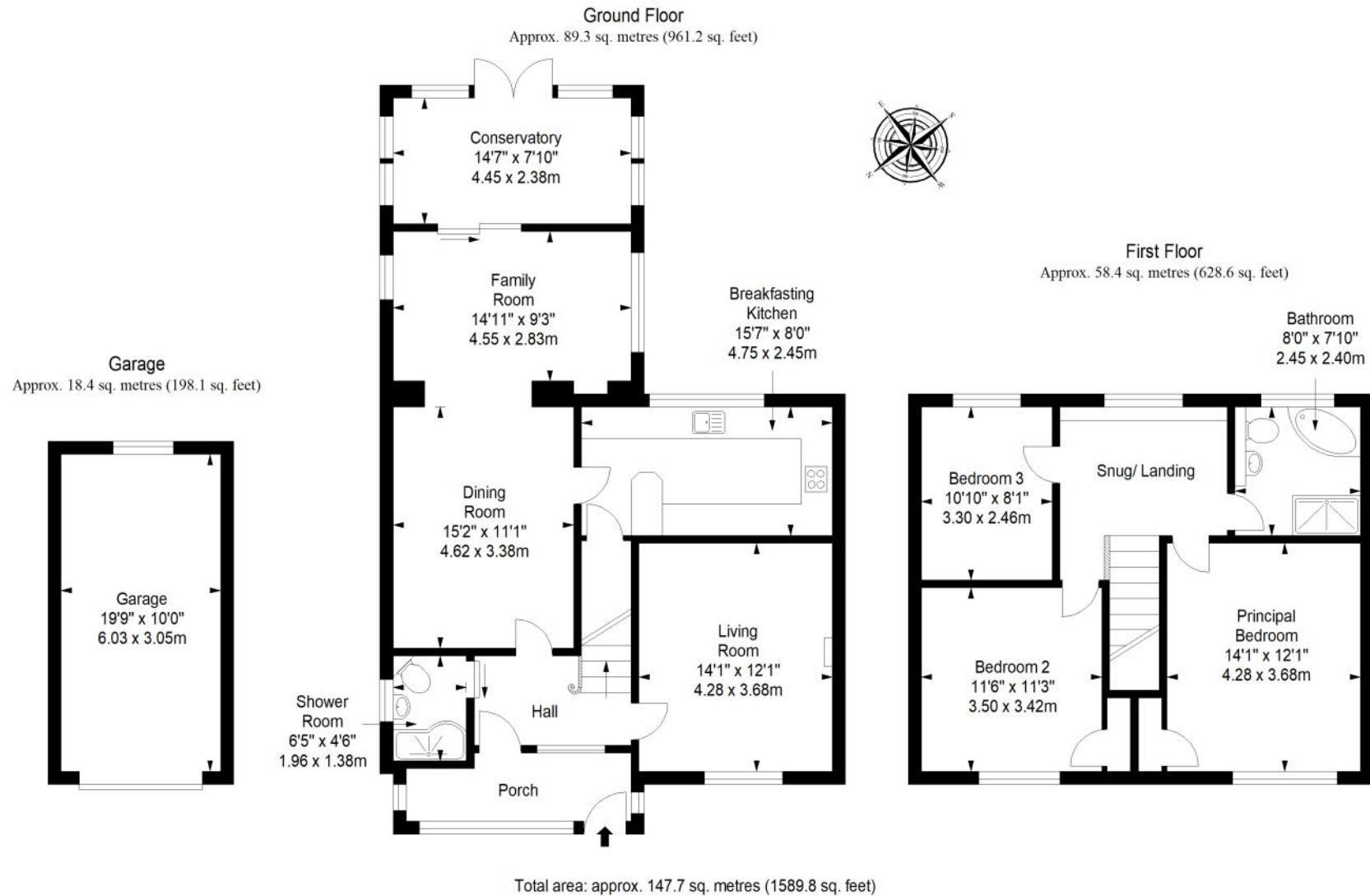


## St Andrews, Fife

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 town 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. Excellent local and intercity bus links serve the town; daily direct flights to London are available from Dundee airport.



# Floorplan





# Thorntons<sup>↑</sup>

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