

# 100 CANONGATE

St Andrews, Fife, KY16 8AX



**Thorntons**   
The right way to move

# CONTENTS

- THE FLOORPLAN ..... 04
- THE PROPERTY ..... 06
- THE ENTRANCE ..... 08
- RECEPTION ROOMS ..... 10
- THE KITCHEN ..... 15
- THE BEDROOMS ..... 19
- THE BATHROOMS ..... 22
- GARDENS & PARKING ..... 24
- AREA ..... 30



## WELCOME TO 100 CANONGATE

Representing an exceptional, unique modern home in exclusive St Andrews, this architect-designed detached house enjoys three/four bedrooms, a generous open-plan reception room and breakfasting kitchen, and three bathrooms, plus good-sized gardens, a large balcony, a car port, and a driveway.



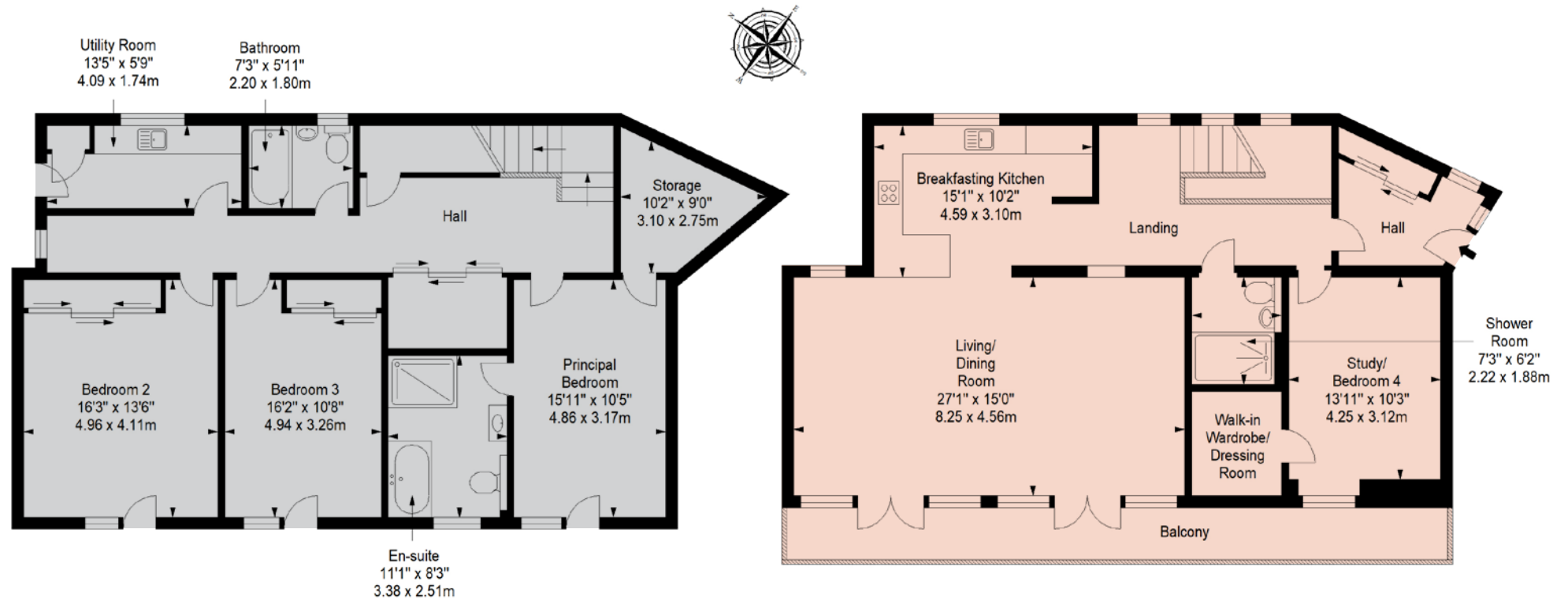
PROPERTY NAME  
100 Canongate

LOCATION  
St Andrews, Fife, KY16 8AX

APPROXIMATE TOTAL AREA:  
213.1 sq. metres (2293.9 sq. feet)

Lower Ground Floor -  Ground Floor -

The floorplan is for illustrative purposes. All sizes are approximate.



# GENEROUS

ARCHITECT-DESIGNED, DETACHED HOUSE IN ST ANDREWS



This four-bedroom, three-bathroom architect-designed detached house offers a unique, immaculate home in a true move in condition, with high-quality fixtures and fittings throughout, as well as crisp, neutral décor and large windows making the best use of natural light and space. The home enjoys a quiet residential setting yet lies within easy reach of the outstanding amenities that St Andrews has to offer, such as a selection of shops, including high-street retailers and independent stores, excellent schools at primary and secondary levels, the renowned university, transport links, world-famous golfing, and open spaces including the botanic garden and the picturesque coastline.

---

## GENERAL FEATURES

- Generous detached house in St Andrews
- Architect-designed and immaculately presented
- EPC Rating - TBC

## ACCOMMODATION FEATURES

- Entrance hall with built-in storage and second long hall with large storage cupboard
- Fabulous open-plan living/dining room and breakfasting kitchen with French doors onto large balcony
- Principal bedroom with four-piece en-suite bathroom
- Two further double bedrooms with built-in wardrobes
- Fourth double bedroom/study with walk-in wardrobe/dressing room
- Ground-floor shower room with rainfall shower
- Additional bathroom with rainfall shower-over-bath
- Air-source heating and double glazing throughout

## EXTERNAL FEATURES

- Landscaped side and southwest-facing front garden
- Car port and multi-car private driveway

A WELCOMING INTRODUCTION TO AN

# IMMACULATE HOME

Welcoming you into the home and immediately setting the tone for the interiors to follow is an entrance hall with built-in storage, leading through to a landing which affords access to the open-plan living area and one of the home's four bedrooms, as well as a shower room. There is also a long hall on the lower-ground floor, accompanied by a large built-in cupboard and additional under-stair storage. Both hallways are presented with crisp, neutral décor, with one fitted with wood-styled flooring and the other fitted with a plush carpet for optimum comfort underfoot.

# A GENEROUS



## *LIVING AREA WITH A LARGE BALCONY*

The reception room occupies an exceptionally generous footprint, offering excellent flexibility for endless furniture configurations catering for both relaxation and dining. The room is illuminated by almost a full wall of southwest-facing glazing, capturing wonderful sunny light throughout the day, including two sets of French doors opening onto a large balcony, where space is provided for alfresco dining furniture – the perfect space to enjoy an alfresco morning coffee or evening drink.



*EXCELLENT FLEXIBILITY FOR ENDLESS FURNITURE CONFIGURATIONS  
CATERING FOR BOTH RELAXATION AND DINING*



# BREAKFASTING KITCHEN



## *WELL-APPOINTED COOKING ZONE FOR HOME COOKS AND BUDDING CHEFS ALIKE*

The award-winning JS Geddes Kitchens kitchen enjoys a fabulous, sociable open-plan layout to the living room, creating a flowing space that is sure to be a hit for dinner parties and gatherings with guests, as well as being perfect for everyday family life. The kitchen comes very well-appointed with a wide range of contemporary wall and base cabinets, a wealth of workspace, Quartz worktops, and splashback panels.





A full complement of neatly integrated Siemens appliances contributes to the sleek, modern finish and comprises an oven, a combination microwave, an induction hob, an extractor fan, a fridge/freezer, and a dishwasher. A breakfast bar visually separates the kitchen and living area, offering an ideal space for busy weekday breakfasts, socialising while cooking, and casual weeknight dinners. The kitchen is supplemented by a utility room on the lower-ground floor, where you will find additional cabinetry and workspace, built-in storage, external access, and space for laundry appliances.





# GENEROUS

*AND COMFORTABLE  
SLEEPING AREAS*

The house boasts four well-proportioned double bedrooms, with three on the lower-ground floor and one on the ground floor, all immaculately presented with crisp-white décor and plush carpeting. The ground-floor bedroom is accompanied by a walk-in wardrobe/dressing room, and it could be utilised as a home office for those requiring a quiet space to work or study from home. The lower-ground bedrooms are supplemented by built-in wardrobes/storage.

*THE PRINCIPAL BEDROOM FURTHER BENEFITS  
FROM A FOUR-PIECE EN-SUITE BATHROOM*



THREE IMMACULATE, STYLISHLY APPOINTED  
WASHROOMS

The principal bedroom's en-suite comprises a bathtub, a separate walk-in enclosure with a rainfall shower and handset, a vanity unit with a basin inset, a floating WC, and a towel radiator. There is also a shower room on the ground floor and a separate bathroom on the lower-ground level. The shower room has a deluxe walk-in enclosure with a rainfall showerhead and handset, a WC-suite, a wall-mounted, back-lit mirror, and a tall towel radiator, whilst the separate bathroom comes complete with a bath with an overhead rainfall shower, handset, and glazed screen, a WC-suite, and vanity storage. All three washrooms are presented with stylish wall and floor tiling.

The home is kept warm by an air-source heating system and benefits from double-glazed windows throughout.

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.





# GARDENS & PARKING

Externally, the house landscaped front and rear gardens, with the former boasting a sunny southwest-facing aspect. The garden areas are securely fenced and feature neat lawns and leafy planted borders. Excellent private parking is provided by a car port and a multi-car, mono-blocked driveway.

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



*LANDSCAPED OUTDOOR SPACE AND  
EXCELLENT PRIVATE PARKING*





**Thorntons**  
The right way to move  
100 Canongate

# 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.





# Thorntons

The right way to move

## ► 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  
cuparea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeeea@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  
montroseea@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

---

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



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS