



**Thorntons**   
The right way to move

# 14 Doocot Road

St Andrews, Fife, KY16 8QP



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Forming part of an established development in exclusive St Andrews, this generous four-bedroom detached house represents an ideal family home. It also offers an exciting opportunity for modernisation and upgrades. The excellent amenities that St Andrews has to offer are within easy reach of the house, such as a selection of shops, schools, the famous university, world-class golfing, transport links, and open spaces, including the Botanic Garden and the beach.

You are welcomed into the home by a practical entrance vestibule, flowing through to a hall, with both areas accompanied by built-in storage. On your right, you step into a living room, where a spacious footprint allows for various configurations of lounge furniture, whilst a large picture window captures natural light and frames leafy front garden views. The kitchen (with garden access) is situated to the rear of the property, enjoying a sunny southwest-facing aspect overlooking the rear garden. It currently houses a selection of base cabinets and workspace, with provision made for freestanding and undercounter appliances.

## Features

- Generous detached house in St Andrews
- Excellent opportunity for modernisation
- Entrance vestibule and hall (both with storage)
- Bright and spacious living room
- Southerly-facing dining kitchen with garden access
- Four double bedrooms with built-in wardrobes
- Three-piece bathroom
- Good-sized, mature front and rear gardens
- Detached single garage and multi-car driveway
- Gas central heating and double glazing



"The home offers excellent scope for modernisation, giving the new owner a blank canvas to put their own stamp on."





The house accommodates four well-proportioned double bedrooms, two on the ground floor and two on the first floor, with the latter approached via a staircase and landing with storage. All four bedrooms are supplemented by built-in wardrobes. Completing the accommodation and situated on the ground floor is a bathroom, comprising a bath with a shower attachment, a pedestal basin, and a WC. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the house is flanked by good-sized, mature gardens to the front and rear. The front garden features well-kept lawns and a border of established leafy trees and shrubs, whilst the rear garden enjoys a sunny southwest-facing aspect. A detached single garage and a multi-car, recently widened driveway offer excellent off-street parking.

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



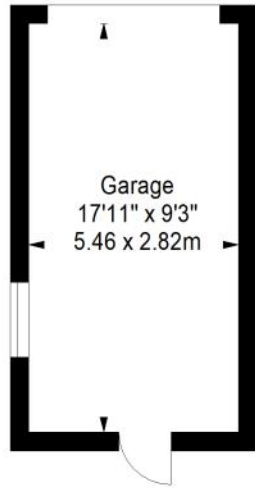


## St Andrews

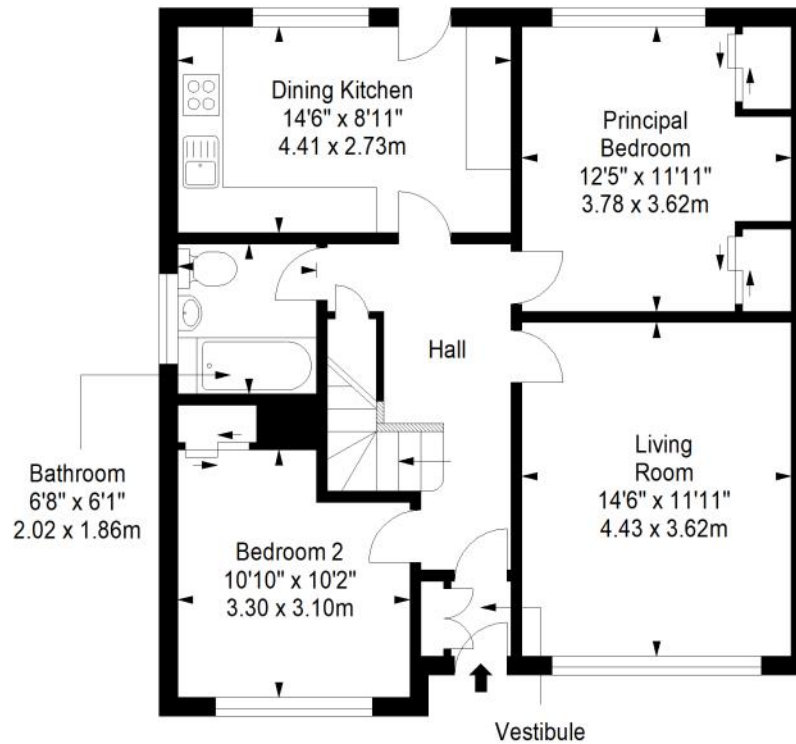
World-renowned for its ancient university, golfing heritage and stunning beach, St Andrews attracts more than half a million visitors each year, and is regarded as one of the finest towns and best places to live in Scotland. Characterised by its narrow cobbled streets and beautiful architecture, the 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

**Garage**  
Approx. 15.4 sq. metres (165.8 sq. feet)

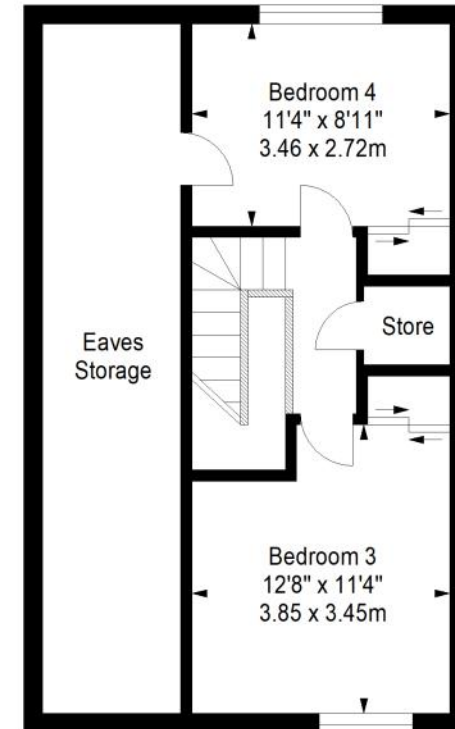


**Ground Floor**  
Approx. 70.6 sq. metres (760.0 sq. feet)



Total area: approx. 117.7 sq. metres (1267.0 sq. feet)

**First Floor**  
Approx. 31.7 sq. metres (341.2 sq. feet)





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