



Thorntons
The right way to move

Broomfield

Strathkinness Low Road,
St Andrews, Fife
KY16 9NG



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Located in the sought-after coastal town of St Andrews, less than two miles from its centre and with schools and open countryside close by, this attractive detached period home offers versatile interiors that retain their 1930s character and spacious proportions. While carefully maintained, the property now presents appealing opportunities for modernisation and reconfiguration – allowing the new owner to create a home tailored to their requirements. With four bedrooms, two sunny reception rooms, a shower room, and two additional WCs, it is a comfortable family residence, further enhanced by beautiful gardens and excellent private parking.

Welcoming you inside is a vestibule with storage and a convenient WC. From the hall, two bright, south-facing reception rooms await. The living room is bay-fronted and enjoys additional light from a feature arched window, while the dining room (with storage) is also dual-aspect. Completing the ground floor is a bright eat-in kitchen, requiring upgrading but equipped with fitted units, a freestanding dishwasher and gas cooker, a ceiling-hung clothes pulley, and a windowed pantry.

Features

- Generous detached period home
- Excellent potential for modernisation
- Vestibule and hall with a handy WC
- Two sunny and spacious reception rooms
- Bright dining kitchen with garden access via a utility room and rear vestibule with WC
- Four generous bedrooms (three doubles - two with washbasins -and a single/study)
- Bright modern shower room
- Plentiful built-in storage and a useful floored attic
- Wraparound plot with manicured gardens, attached store, and summer house
- Generous private driveway
- Large detached garage
- Gas central heating and double-glazing



"A generous four-bedroom, two reception-room family home in coastal St Andrews, conveniently close to local schools."





The adjoining utility room, with a freestanding washing machine and fridge-freezer, leads to a rear vestibule with garden access and a second WC.

Upstairs, a naturally lit landing with storage leads to three generous, dual-aspect double bedrooms and a large single bedroom/quiet study. The two largest rooms feature the practicality of a wash basin and storage, with the latter also provided in the single room. A bright, modern shower room completes this level, fully tiled and fitted with a walk-in enclosure, a WC-suite, and a towel radiator. The property further benefits from a large, floored attic with pull-down ladder access, plus gas central heating and double glazing.

Externally, manicured lawns framed by well-stocked borders surround the home, forming a generous private plot that also accommodates a charming summer house, a lengthy driveway, and a large detached garage that, along with an attached store, provides ample additional storage.

Extras: The property is sold as seen - no warranties or guarantees shall be provided for the working order of the appliances.





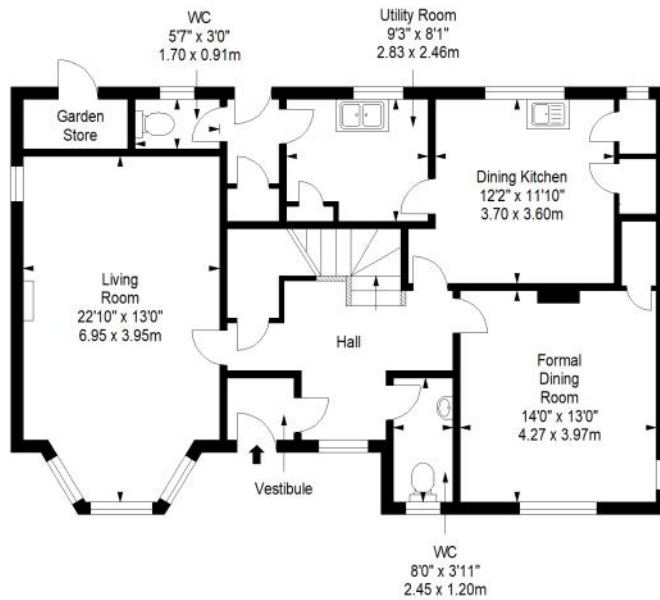
St Andrews, Fife

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

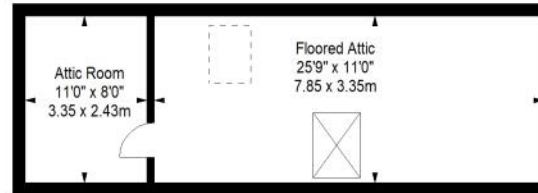
Floorplan



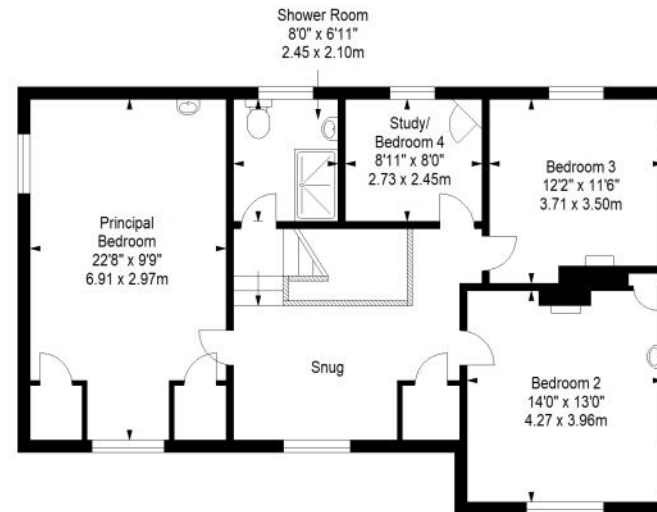
Ground Floor
Approx. 96.7 sq. metres (1040.9 sq. feet)



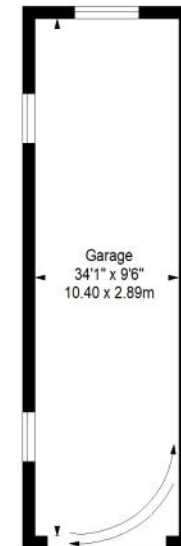
Attic
Approx. 35.0 sq. metres (376.8 sq. feet)



First Floor
Approx. 92.3 sq. metres (993.5 sq. feet)



Garage
Approx. 30.0 sq. metres (322.9 sq. feet)



Total area: approx. 224.0 sq. metres (2411.2 sq. feet)



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