



8 Meadow Road, Leuchars, St  
Andrews, Fife KY16 0EX





## Summary

Beautifully presented apartment forming part of a handsome stone-built building which blends traditional character with modern styling and generous accommodation, and comprises: welcoming vestibule, living room/bed 2, dining room flowing into the modern kitchen with integrated appliances and utility space, shower room, family bathroom, double bedroom and a versatile study/garden room. Externally, there is private parking to the front, and an enclosed rear garden featuring patio areas, summer house/office, and lawn.

## Features

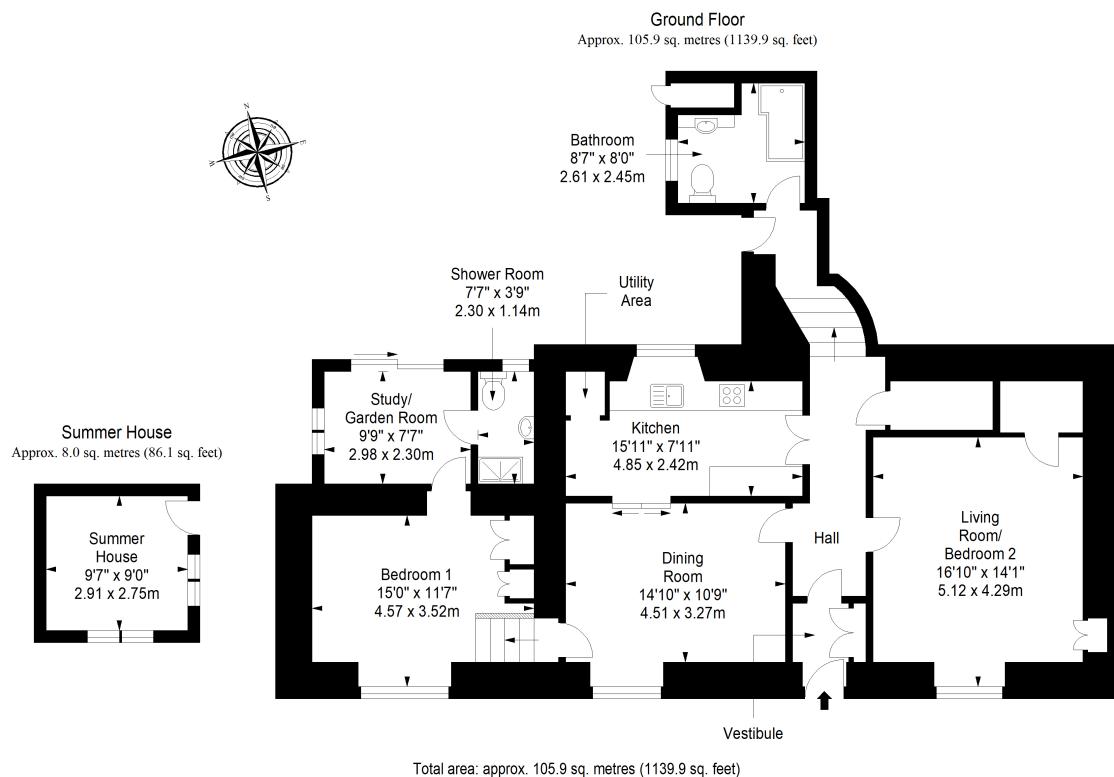
- Lower apartment offering flexible accommodation
- Spacious living room/bedroom 2
- Fitted kitchen with modern appliances and utility area
- Dining room with open plan access to kitchen
- Double Bedroom
- Study/ garden room
- Family bathroom and separate shower room
- Private parking and fully enclosed garden
- Electric Heating; DG
- Convenient for commuting

## Room Measurements

Living Room/Bed 2: 16'10" x 14'1" (5.12m x 4.29m)  
Dining Room: 14'10" x 10'9" (4.51m x 3.27m)  
Kitchen: 15'11" x 7'11" (4.85m x 2.42m)  
Study/Garden Room: 9'9" x 7'7" (2.98m x 2.30m)  
Bedroom 1: 15'0" x 11'7" (4.57m x 3.52m)  
Bathroom: 8'7" x 8'0" (2.61m x 2.45m)  
Shower Room: 7'7" x 3'9" (2.30m x 1.14m)  
Summer House: 9'7" x 9'0" (2.91m x 2.75m)



# Floorplan



While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutherea@thorntons-law.co.uk

### ARBROATH

Brothockbank House, Arbroath,  
DD11 1NE  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-5 High Street, Bonnyrigg, EH19 2DA  
0131 663 7315  
bonnyriggea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburghea@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  
dundeea@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

### INVERNESS

Kintail House, 2 Sir Walter Scott  
Drive, Inverness, IV2 3BW  
01463 893997  
genea@thorntons-law.co.uk

### ST ANDREWS

19-21 Bell Street, St Andrews  
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