



Thorntons 
The right way to move

35 Learmonth Place

St Andrews, Fife, KY16 8XF





Summary

Well-presented with attractive, modern interiors, this detached house in St Andrews offers flexible accommodation including four bedrooms, spacious living areas, two bathrooms, and a wealth of built-in storage throughout. Externally, the home is accompanied by a beautifully maintained garden and private parking including an attached garage and a driveway. The home is ideally placed for swift access to the outstanding amenities St Andrews has to offer, such as shops (including major supermarkets), schools at primary and secondary levels, the university, world-class golfing, and the picturesque coastline. Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Features

- Detached house in St Andrews
- Entrance vestibule and hall with storage
- Southeast-facing living room with French doors onto garden
- Spacious, southwest-facing dining kitchen
- Four well-proportioned and versatile bedrooms
- Attractive shower room
- Bathroom with shower-over-bath
- Well-maintained, sunny rear garden
- Attached single garage and private driveway
- Gas central heating and double glazing



"This four-bedroom, two-bathroom detached house in St Andrews is well-presented with tasteful, modern interiors."



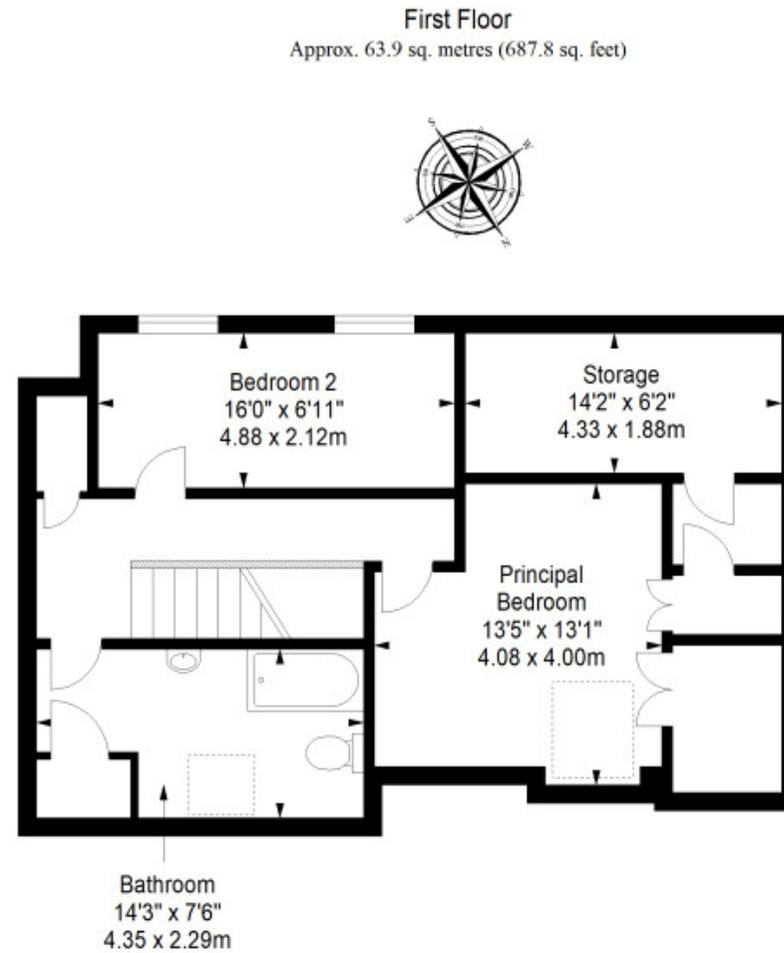
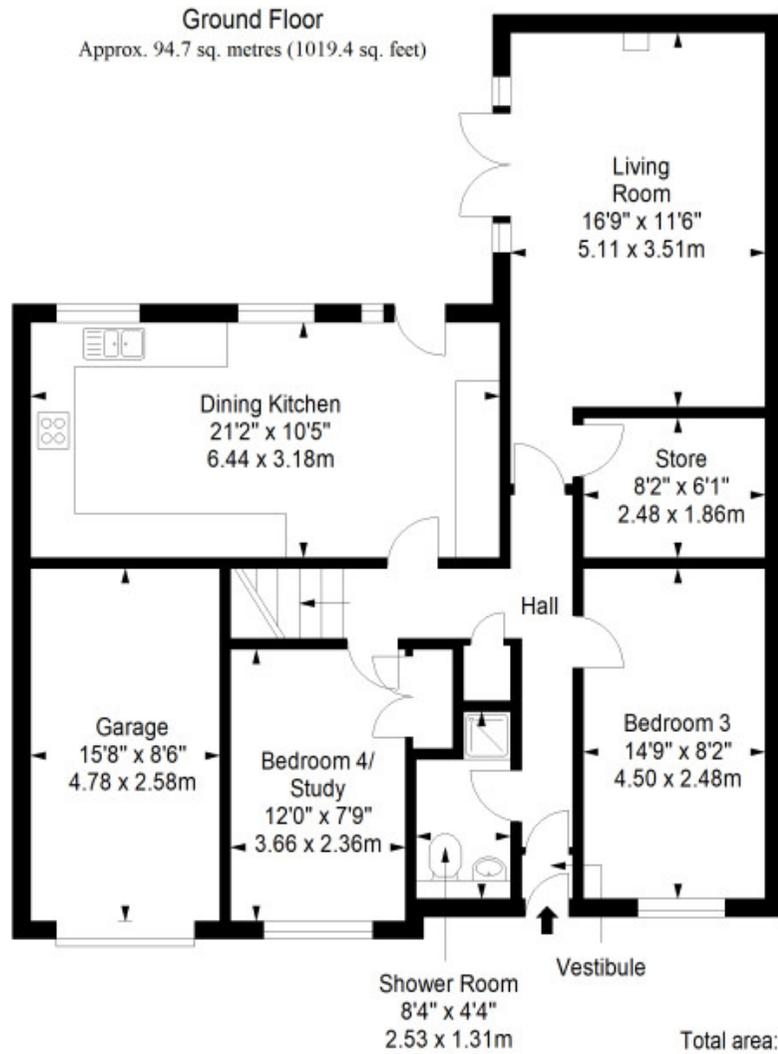




"The home lies within easy reach of excellent amenities, such as shops, schools, transport links, golf courses, and the coastline."



Floorplan



Total area: approx. 158.6 sq. metres (1707.2 sq. feet)



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