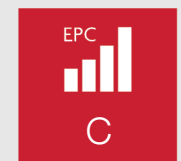
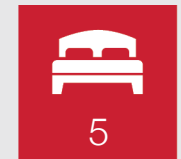
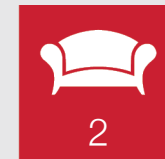




Thorntons 
The right way to move

16 Lawhead Road East

St Andrews, Fife, KY16 9ND





This exclusive detached house is a stunning three/five-bedroom residence, which has been fully upgraded and extended to provide a wealth of highly versatile accommodation. Finished to exceptionally high standards throughout, this family home offers the very best, coming complete with fantastic storage, a statement kitchen, and three premium bathrooms. It has ample private parking and landscaped gardens, as well as a sought-after location in prestigious St Andrews.

Inside, a vestibule and broad hall provide an outstanding first impression, the suave décor and original hardwood floor (found throughout much of this level) indicative of the home's impeccable styling. In the living room, spacious proportions are bathed in natural light from a bay window. A crisp neutral backdrop enhances the airy ambience, whilst a log-burning stove forms an attractive focal point. A separate family room offers a more intimate setting for unwinding. It also has a log burner for added cosiness. To the southwest-facing rear, a dining room (with a store) provides a dedicated reception area for family meals and .

Features

- A stunning detached house in St Andrews
- Vestibule and broad hall with storage
- Large living room with a log-burning stove
- Dining room with a store and rear access
- Ultra-modern breakfasting kitchen
- Conservatory with direct garden access
- Landing with study area and attic access
- Three spacious double bedrooms
- Bedroom four/family room with log burner
- Versatile fifth bedroom/study
- Contemporary en-suite shower room
- Modern family shower room
- Stylish family bathroom with 4pc suite
- Large front garden and multi-car driveway
- Enclosed, southwest-facing rear garden
- Gas central heating and double glazing



"A stunning and highly versatile three/five-bedroom detached house which is finished to exceptionally high standards"





In addition, there is a versatile study for creative pursuits, which connects to a charming conservatory flowing out into the suntrap rear garden. Meanwhile, the breakfasting kitchen has a statement design, with ultra-modern cabinets and luxurious Silestone worktops. Highly fashionable and sophisticated, it is further enhanced by seamlessly integrated appliances (five-burner gas hob, concealed extractor, raised oven and steam oven with warming drawer, fridge/freezer, and dishwasher). The ground floor is completed by a modern family shower room and the principal bedroom, which has the luxury of a contemporary en-suite shower room. Two additional double bedrooms (with built-in wardrobes) are on the first floor, off a naturally-lit landing with a study area, a store, and attic access. If required, the family room and ground-floor study can also be used as bedrooms, increasing the sleeping quarters from three to five. A stylish four-piece family bathroom finishes the accommodation. Gas central heating and double glazing ensure year-round comfort. The home is nestled behind a large front garden and an adjacent multi-car driveway. At the fully-enclosed rear, there is another garden which has an easy-to-maintain design and a southwest-facing aspect – perfect for summer dining.

Extras: all fitted floor coverings, window blinds, select light fittings, and integrated kitchen appliances to be included in the sale.

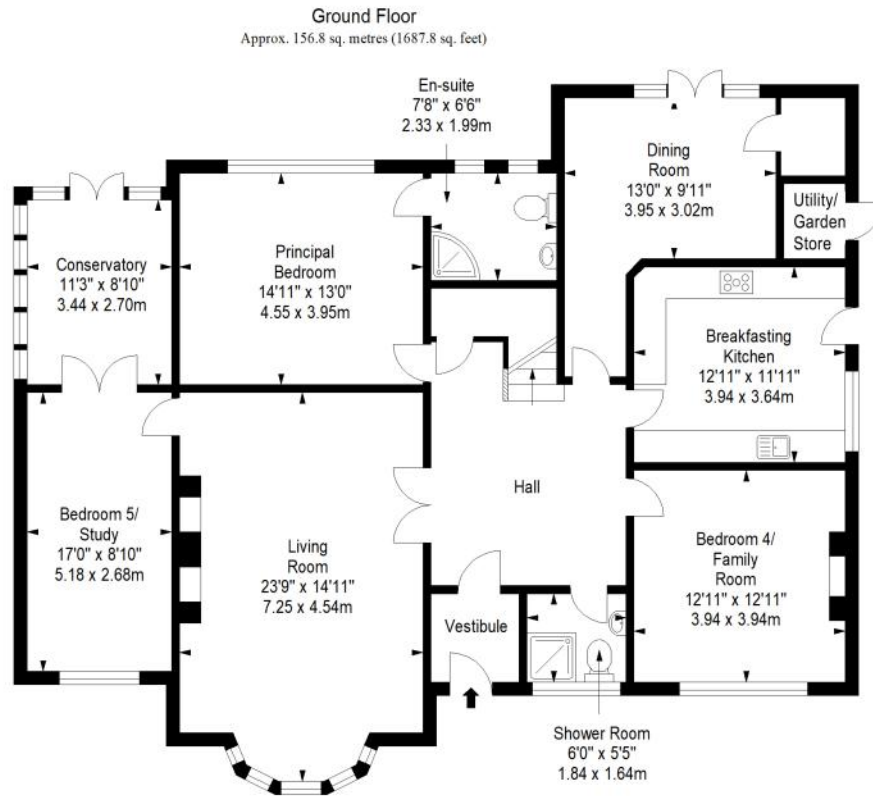




St Andrews, Fife

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.

Floorplan



Total area: approx. 230.3 sq. metres (2479.0 sq. feet)



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