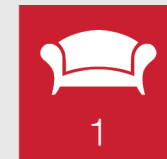




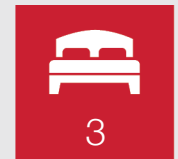
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246 Bell Brae, St Andrews

Fife, KY16 9FF



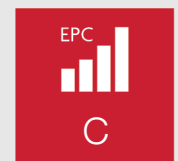
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3



2



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Summary

This three-bedroom contemporary family home is set within an exclusive community on the peaceful fringes of St Andrews, highly sought-after for its coastal scenery, historic town centre, and outstanding education at all levels. The end-terraced house offers crisp minimalist interiors and a stunning open-plan layout, where the living and dining areas flow into an integrated breakfasting kitchen and extend onto a southwest-facing enclosed garden. Everyday functionality is further enhanced by excellent storage, a principal en-suite shower room, a family bathroom with a shower-over-bath, a ground-floor WC, and convenient allocated parking.

Extras: All fitted floor and window coverings and light fittings are included.

Features

- Bright, contemporary end-terraced house
- Inviting entrance hall with storage and WC
- Open-plan living/dining room with sunny aspect and garden access
- Integrated breakfasting kitchen open to the dining room
- Principal bedroom with a Juliet balcony, storage, and en-suite rainfall shower room
- Two further double bedrooms with storage
- Bathroom with rainfall shower-over-bath
- Easy-upkeep gardens, enclosed and southwest-facing to the rear
- Convenient allocated parking
- Gas central heating and double glazing



“An ideal family home offering stylish open-plan living, multiple bath/shower rooms, a secure garden, and allocated parking.”



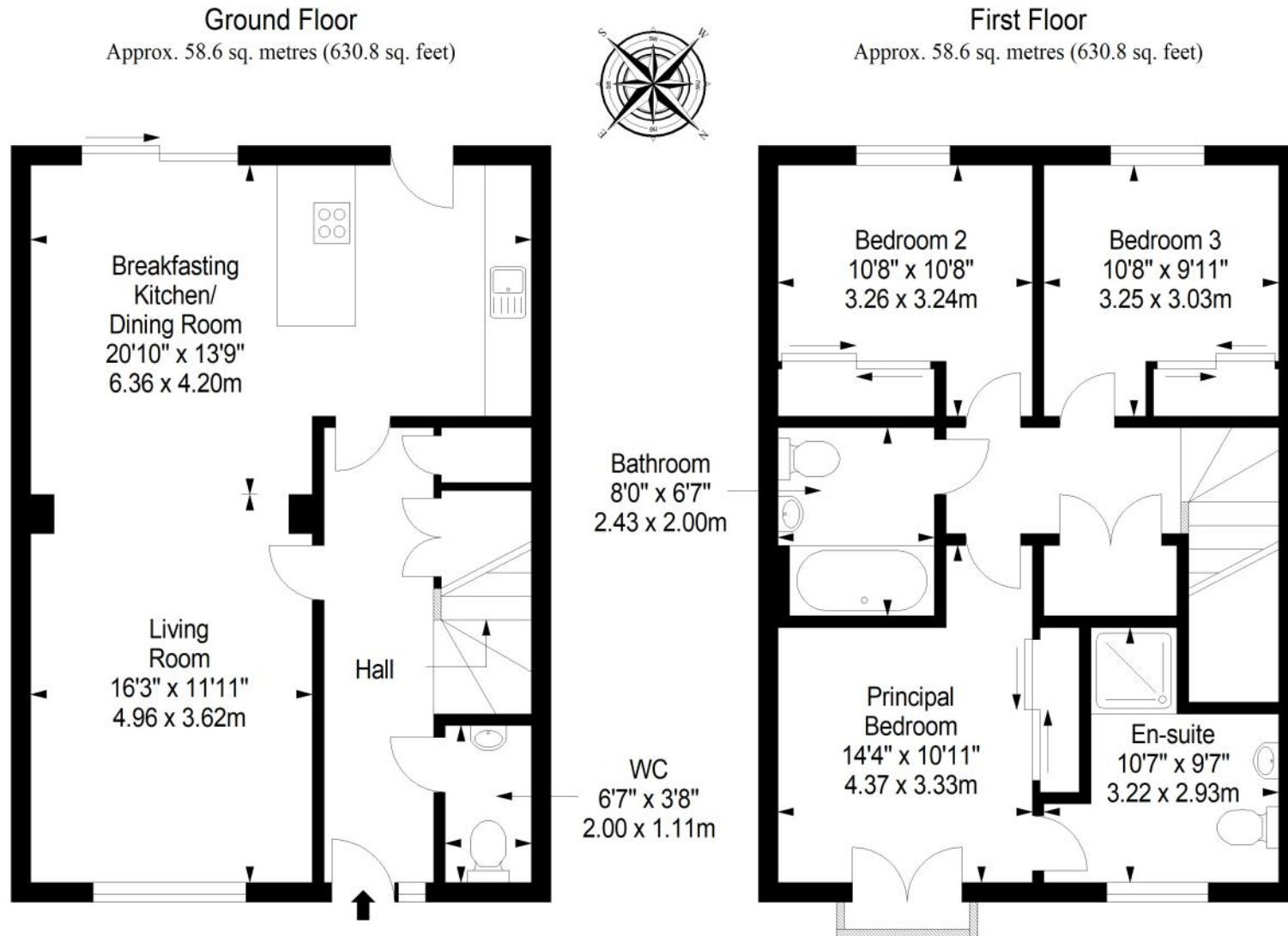




“The exclusive St Andrews setting is within easy reach of excellent schools, scenic beaches, and the historic town centre.”



Floorplan





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