



Thorntons 
The right way to move

61 Scooniehill Road

St Andrews, Fife, KY16 8HZ



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Property Summary

Set within a popular St Andrews address, this modern three-bedroom house offers bright, well-proportioned accommodation and a private garden.

A welcoming hall leads to a generous dual-aspect living and dining room, where neutral décor, recessed lighting and a feature contemporary fireplace create a sociable space for entertaining, dining or relaxing. Accessed from either the dining room or the hallway, the adjoining kitchen is well appointed with Shaker-style cabinetry and integrated appliances and benefits from direct garden access, while a ground-floor WC adds day-to-day practicality. Upstairs, three comfortable bedrooms are served by a bathroom, and the home further benefits from gas central heating and double glazing. The property is ideally placed for the town's amenities, university, golf courses and coastline. Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.

Features

- Modern terraced house in St Andrews
- Popular setting on Scooniehill Road
- Entrance hallway with stairs leading to the first floor
- Generous open plan living/dining room with feature fireplace
- Well-appointed kitchen with direct garden access
- Landing with built-in cupboard
- Three bright double bedrooms
- Ground-floor WC and 4-piece family bathroom
- Sunny, established private front and rear gardens
- Unrestricted on-street parking available
- Gas central heating and double glazing

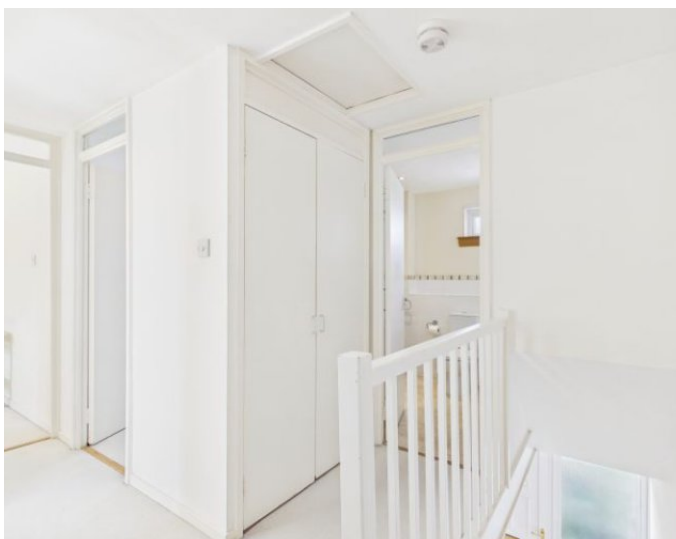








[Click here to take a virtual tour](#)





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.

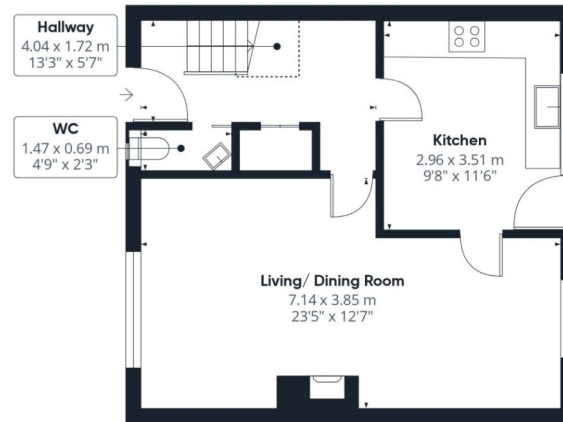
Other tourist attractions include the 12 th and 13 th -century ruins of St Andrews Cathedral and St Andrews Castle, as well as St Andrews Botanic Garden.

Excellent state schools can be found nearby; private schooling options include a Montessori nursery and St Leonards School.

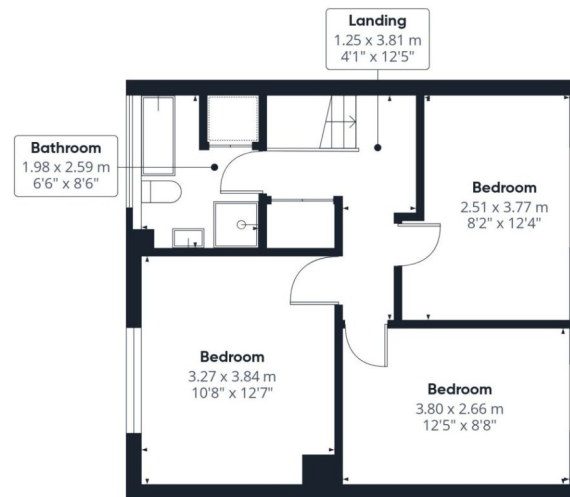
Situated in the East Neuk of Fife, St Andrews is approximately 30 minutes' drive from Dundee and 90 minutes' drive from Glasgow and Edinburgh. Excellent local and intercity bus links serve the town; daily direct flights to London are available from Dundee airport.



Floorplan



Main Floor



Floor Level 2



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Approximate total area⁽¹⁾

87 m²
937 ft²

Reduced headroom

0.8 m²
9 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS



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