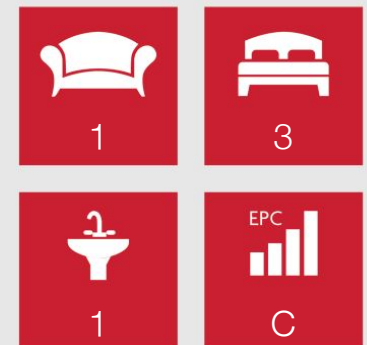




Thorntons 
The right way to move

14 Pitcairn Park Leuchars

St Andrews, KY160HA





Property Summary

This modern semi-detached house in Leuchars offers well-proportioned accommodation over two floors, plus private front and rear gardens.

A generous hallway with excellent fitted storage welcomes you in. Spanning the entire depth of the property is a large open-plan living and dining room. This dual aspect room, with patio doors to the garden enjoys a sunny aspect throughout the day. The fully fitted kitchen comes with modern units, a deep storage cupboard, and direct garden access. Upstairs, the landing leads to three double bedrooms, all with outstanding fitted wardrobe space. Completing the home is a contemporary shower room, gas central heating and double glazing. Externally, this family home enjoys a private front garden and a fully-enclosed and sunny rear garden with a patio area. Unrestricted on-street parking is available nearby.

Extras: The property is sold as seen.

Features

- Deceptively spacious semi-detached house in Leuchars
- Good room sizes and lovely open-plan layout
- Entrance hall with fitted storage and stairs
- Spacious living/dining room with garden access
- Modern fully fitted kitchen with door to the garden
- Landing with storage and attic access
- Three double first-floor bedrooms, all with excellent storage
- Contemporary first-floor shower room
- Private front and fully enclosed rear gardens
- Unrestricted on-street parking
- Gas central heating and double glazing









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





Leuchars, St Andrews

Leuchars is situated near the northeast coast of Fife, just under six miles from St Andrews.

The village itself offers everyday amenities such as a convenience store, a number of independent retailers, a doctor's surgery, a pharmacy, hairdressers, barbers and beauty salons, as well as pubs, takeaways, and a café. Supermarkets and more extensive shopping facilities can be found nearby in St Andrews, in addition to a wealth of restaurants, bars, and other cultural and entertainment venues.

With the coast within easy reach, in addition to Fife's beautiful countryside and outstanding golfing, enjoying the outdoors couldn't be easier for residents of Leuchars.

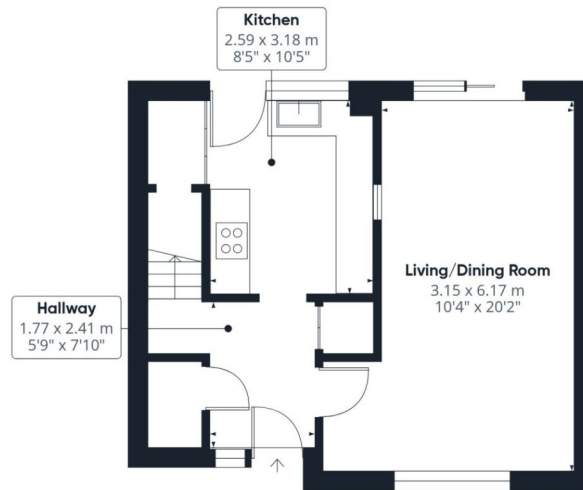
For those who prefer to exercise indoors, a leisure centre can also be found in nearby St Andrews and offers a gym, a swimming pool, and fitness classes, while there are a number of sports clubs and leisure groups in the area for all ages.

Education at nursery and primary level is offered in the village at Leuchars Primary School, followed by secondary schooling at Madras College in St Andrews.

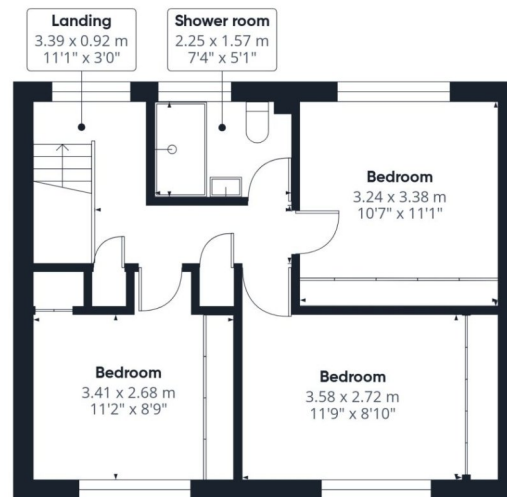
Leuchars train station and excellent bus links keep the village well connected to the rest of Fife, Edinburgh, and further afield with regular services, and, owing to nearby major road links, travelling by car is fast and efficient.



Floorplan



Main Floor



Floor Level 2



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Approximate total area⁽¹⁾

83.9 m²
901 ft²

(1) Excluding balconies and terraces

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

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