



Thorntons 
The right way to move

10 Priestden Road
St Andrews

Fife, KY16 8DJ



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Property Summary

Set on Priestden Road in sought-after St Andrews, this well-presented six-bedroom, two reception room detached house offers flexible family accommodation with generous private wrap-around garden and extensive off-street parking.

The property offers outstanding versatility and could be used as either a large family home, or as an investment for the rental market. The property has a current HMO licence. It also offers a porch leading to a long L-shaped hallway, which in turn gives access to a bright and stylish living room with a feature fireplace. The second reception room is a separate dining room with leafy garden outlooks and directly connected to the modern Shaker-style kitchen with integrated appliances and access to a useful utility room, leading directly to the garden.

Features

- Deceptively spacious detached house over two floors
- Set in sought-after coastal town of St Andrews with a short walk to East sands beach /town and primary school
- Well-presented and versatile accommodation
- Entrance porch and large hallway
- Stylish living room with feature fireplace
- Separate dining room with garden outlooks
- Fitted, integrated kitchen and separate utility room with garden access
- Six double bedrooms arranged over both levels
- Ground floor family bathroom and shower room
- First floor modern shower room
- Private wrap-around garden, landscaped and fully enclosed to the rear
- Large, paved private driveway, plus undercover bike store and large timber shed
- Gas central heating and double glazing















Six double bedrooms are arranged across both levels giving the home useful flexibility for family life, guests or home working. The bedrooms are served by three wash rooms including one family bathroom and two shower rooms found over both the ground and first floors.

Outside, the private wrap-around garden offers landscaped outdoor space, with walkways and lawned areas complemented by a generous private driveway, as well as an undercover bike store and large timber shed. Gas central heating and double glazing complete the practical specification.

Extras: all fitted floorcoverings, light fittings and integrated appliances are included in the sale.



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





St Andrews

World-renowned for its ancient university, golfing heritage and coastal setting, St Andrews is one of Fife's most admired towns.

Historic streets host independent shops, cafés, restaurants and everyday services, while larger supermarkets sit on the outskirts.

Known as the Home of Golf, the town is centred around the famous links courses and enjoys outstanding beaches, including West Sands. Further attractions include the cathedral and castle ruins, the Botanic Garden and a lively calendar shaped by the university community.

Families are served by well-regarded local schools, with private options including St Leonards.

Regular bus links connect the town with the East Neuk, Dundee and wider Fife, and Leuchars railway station provides onward services; Dundee is around 30 minutes by car, with Edinburgh and Glasgow about 90 minutes away.



Floorplan





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