



73 Spottiswoode Gardens

St Andrews, Fife, KY16 8SB





Property Summary

Set in sought-after St Andrews, this detached house offers generous accommodation, private gardens and exciting scope to create a bespoke contemporary home. Spacious interiors provide an excellent foundation for modernisation, with a versatile layout offering plenty of flexibility for family life and entertaining. A vestibule leads into a hall with built-in storage, opening to a dual-aspect living room with fireplace and pleasant views over the garden. A dining room provides a space for entertaining, while the breakfasting kitchen is complemented by a utility room. A bright conservatory extends the living space, with views to gardens. Upstairs, there are three generous-sized bedrooms and an office, with a further three bedrooms and two shower rooms completing the home.

Features

- Detached house in St Andrews
- Generous two-storey accommodation
- Exciting scope to modernise
- Entrance vestibule and hall with storage
- Dual-aspect living room with fireplace and garden outlook
- Separate dining room
- Breakfasting kitchen and utility room
- Double-aspect conservatory
- Six double bedrooms, four with built-in wardrobes, and one with built-in storage
- Versatile office
- Access to eaves storage
- Two shower rooms, one new in 2023
- Private front, rear and side gardens
- Integral garage and private driveway
- Large garden storage shed
- Gas central heating (new combi-boiler 2022) and double glazing



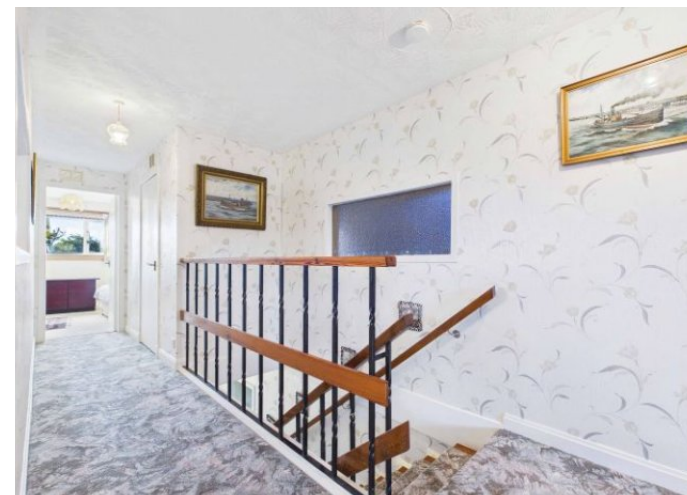












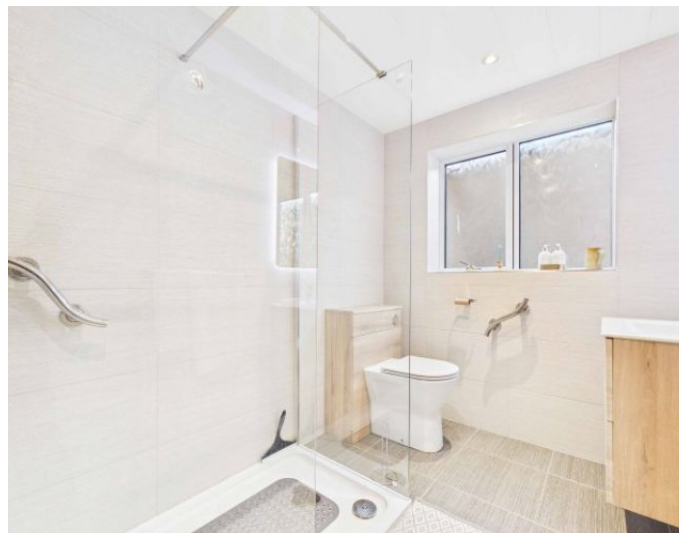
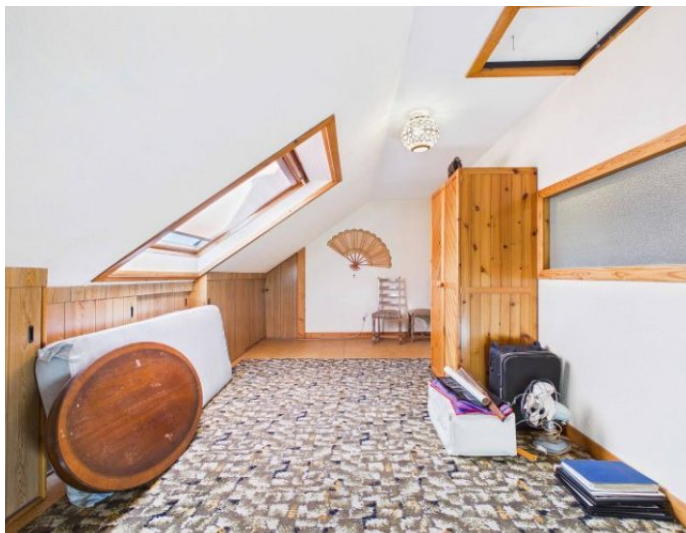
Outside, private gardens wrap around the front, side and rear, creating a generous setting with lawned areas and established planting. The conservatory opens directly to the garden, helping the reception space connect naturally with outside.

An integral garage and private driveway provide off-street parking, while gas central heating and double glazing are already in place.

Extras: all fitted floor coverings, light fittings and integrated appliances, plus the kitchen white goods, are included in the sale.



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





St Andrews

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.

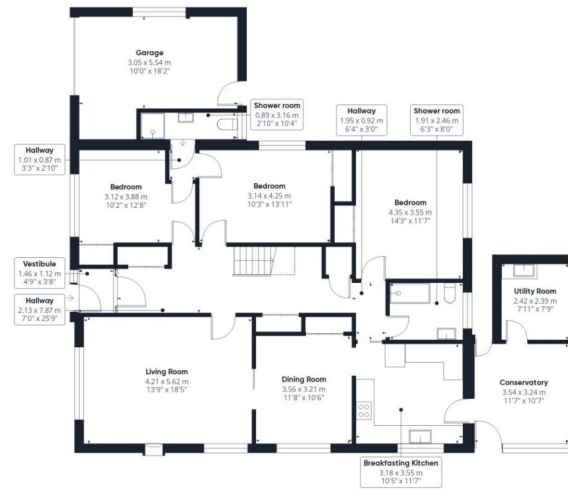
Characterised by its narrow cobbled streets and beautiful architecture, the bustling town centre hosts a charming blend of independent shops and high-street retailers, plus diverse cafes, coffee shops, delis, greengrocers, butchers and bakeries. There are also several large supermarkets on the outskirts 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.

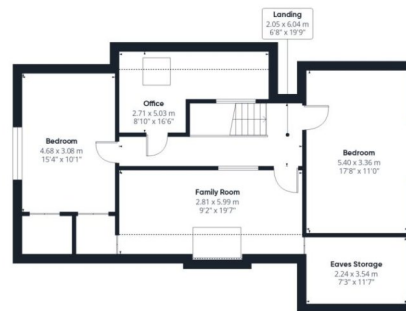
Excellent state schools can be found nearby; private schooling options include a Montessori nursery and St Leonards School. Situated in the East Neuk of Fife, St Andrews is approximately 30 minutes' drive from Dundee and 90 minutes' drive from Glasgow and Edinburgh. Excellent local and intercity bus 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^m

236.2 m²
2544 ft²

Reduced headroom

15.8 m²
170 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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Our Branches

ANSTRUTHER

5A Shore Street
Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street
Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

DUNDEE

James Thomson House, 8 Riverside
Road, Dundee, DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent
Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

FORFAR

53 East High Street
Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

ARBROATH

Brothockbank House,
Arbroath, DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

CUPAR

49 Bonnygate
Cupar, KY15 4BY
01334 656564
cupareaa@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edineaa@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street
St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

INVERNESS/HIGHLANDS

Kintail House, Beechwood Park, 2 Sir
Walter Scott Drive, Inverness, IV2 3BW
01463 575643
geneaa@thorntons-law.co.uk



@ThorntonsPropertyServices



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