



Thorntons 
The right way to move

1 Shields Avenue St Andrews

Fife, KY16 8BJ





Property Summary

Set in sought-after St Andrews, this bright two-bedroom, main door upper villa offers well-proportioned accommodation and a private garden.

A ground-floor entrance hall and stair lead to the main landing. The living room is generous and light with recessed lighting, built-in shelving and a wide double-glazed window. The neighbouring kitchen is fitted with modern white units, dark worktops and integrated cooking appliances, with space for freestanding appliances. Leading off the central hallway (with a hatch to the attic space), are two comfortable bedrooms serviced by a shower room. The property benefits from gas central heating and double glazing throughout. There is a landscaped private garden, as well as access to a drying green. On-street parking is available, and the setting is convenient for the town's university, beaches, shops and golfing heritage.

Extras: the property is sold as seen.

Features

- Bright and spacious main door upper villa two-bedroom
- St Andrews location within easy reach of the university, shops, beach and golf courses
- Ground-floor entrance with stair leading to the upper landing
- Generous living room with built-in shelving
- Modern kitchen with integrated cooking appliances
- Two comfortable double bedrooms
- Shower room fitted with a three-piece-suite
- Private landscaped garden with a useful timber store, and a shared drying green
- Gas central heating and double glazing throughout
- Unrestricted on-street parking









[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 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



While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



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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

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeeka@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
cuparea@thorntons-law.co.uk

EDINBURGH

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



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

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