

Thorntons
The right way to move

86 Boase Avenue, St Andrews

Fife, KY16 8BZ

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Property Summary

Combining the appeal of an established St Andrews neighbourhood with generous outdoor space, this semi-detached house offers comfortable accommodation over two floors, with private gardens extending to the front, rear and side. Its three-bedroom layout and practical arrangement make it well suited to families, couples or buyers seeking space to work from home in this popular Fife town. A vestibule opens into the entrance hall, leading to a welcoming living room where a fireplace with a stove creates a cosy focal point. The fitted kitchen is arranged for everyday convenience and connects to a rear hall with useful storage, while a bathroom completes the ground floor. Upstairs, three bedrooms provide flexibility for family, guests or home working, alongside a separate WC. Unrestricted on-street parking, gas central heating and double glazing add everyday practicality.

Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.

Features

- Modern semi-detached house in St Andrews
- Well-presented modern interiors
- Vestibule and hall with staircase to the upper floor
- Bright living room with a fireplace and stove
- Kitchen with adjoining rear hall and utilty cupboard
- Sun-lit landing with a WC
- Three comfortable double bedrooms
- Ground-floor bathroom
- Private front, rear and side gardens
- Unrestricted on-street parking
- Gas central heating and double glazing



















Click here to take a virtual tour











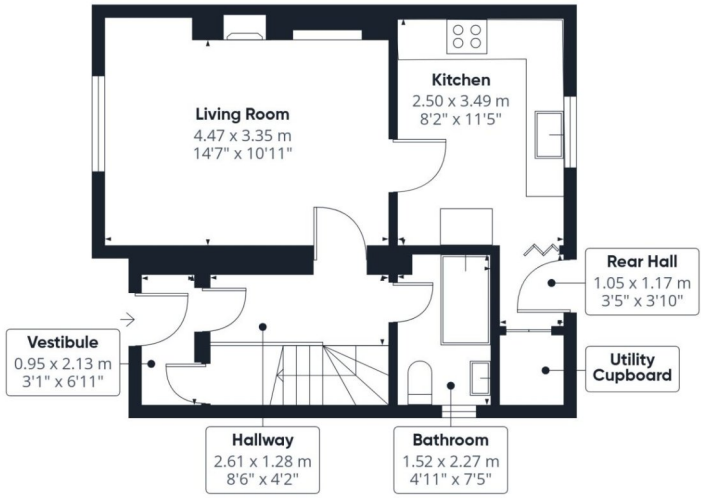
St Andrews, Fife

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.

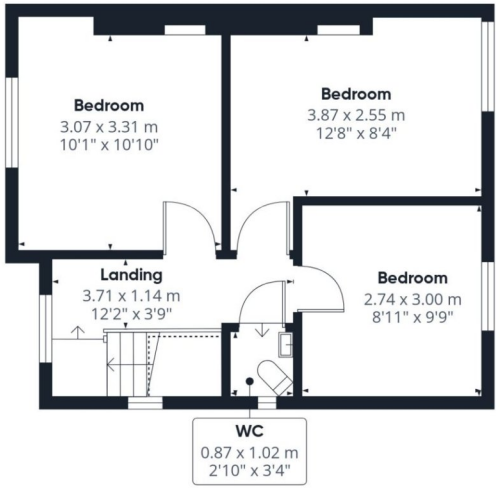
There are also several large supermarkets on the outskirts of the town. St Andrews enjoys international fame as ‘The Home of Golf’ – the game has been played at St Andrews Links for over 600 years, and the iconic Old Course draws thousands of professionals, amateurs and spectators from across the globe. Other tourist attractions include the 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(1)

74.4 m²

802 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

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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