

Thorntons
The right way to move

41 Kinnessburn Road

St Andrews, Fife,
KY16 8AD

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Property Summary

Set within the historic university town of St Andrews, this traditional detached house offers generous, adaptable accommodation across three floors, with a current HMO licence for four persons. Five bedrooms, two shower rooms and spacious communal areas create a versatile layout suited to shared living, student accommodation or a substantial family home. A welcoming central hall leads to a bright, well-proportioned living room and a spacious dining kitchen with ample room for cooking and gathering. A utility room, ground-floor WC and handy cloak/boot room add valuable practicality to the main floor. Four double bedrooms provide comfortable accommodation, while a fifth, smaller bedroom offers flexibility as a study or additional sleeping space. Two shower rooms serve the upper floors, helping to accommodate busy household routines.

Features

- Traditional detached house in St Andrews
- Flexible layout arranged over three floors
- Current HMO licence for four persons
- Welcoming central hall
- Bright, well-proportioned living room
- Spacious dining kitchen with room to dine
- Four double bedrooms
- Smaller fifth bedroom or study
- Cloak/boot room
- Two shower rooms
- Separate utility room
- Ground-floor WC
- Private front and rear gardens with large external store
- Unrestricted on-street parking
- Gas central heating and partial double glazing



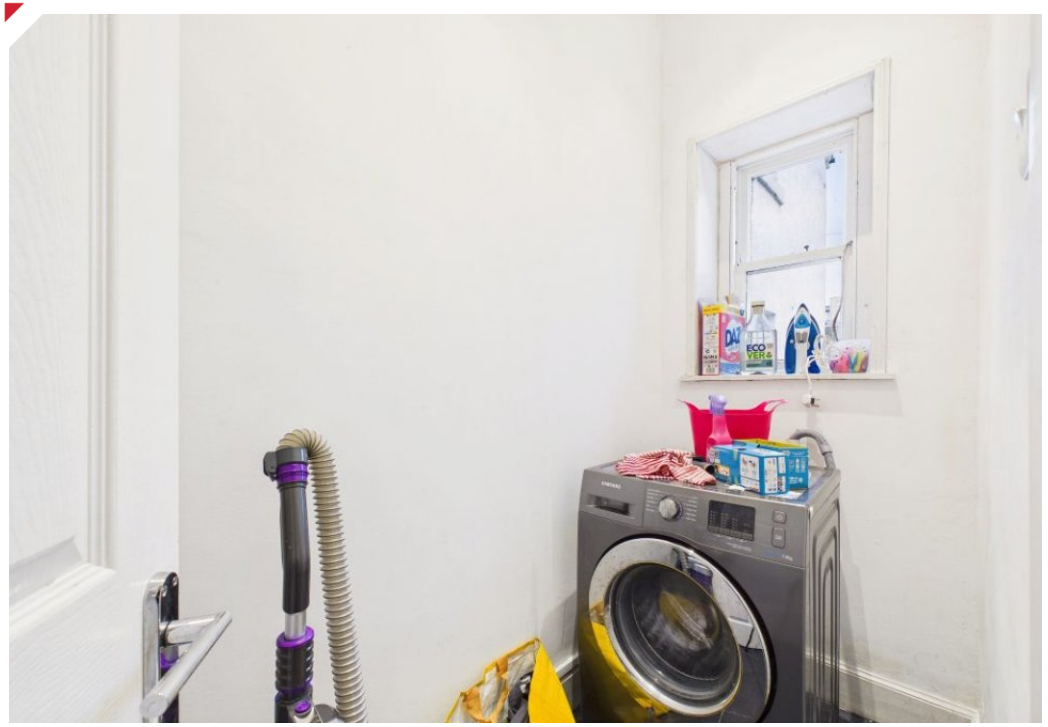



KEEP
OUT!
CLASH












CALIFORNIA REPUBLIC



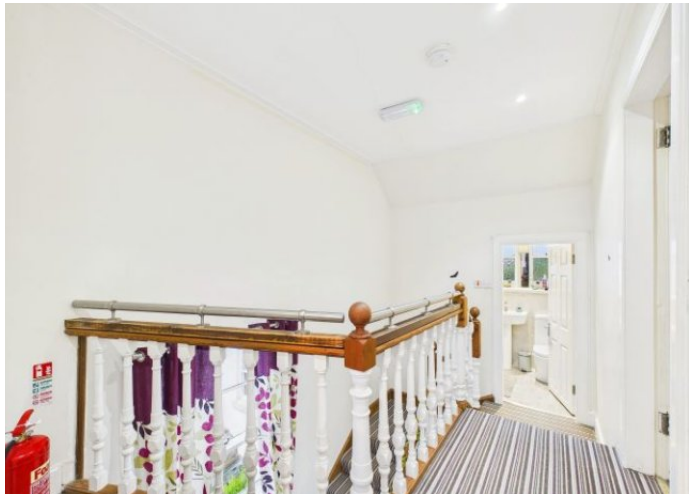





QUEEN









Private front and rear gardens provide outdoor space to enjoy, while a large external store offers useful additional storage. Unrestricted on-street parking adds convenience, and gas central heating and double glazing feature throughout.

With its flexible layout, five-bedroom accommodation and established St Andrews setting, this property presents an appealing opportunity for buyers seeking a spacious home or investment with existing HMO licensing.

Extras: All fitted floor coverings, light fittings and integrated appliances are included.





Click here to take a virtual tour







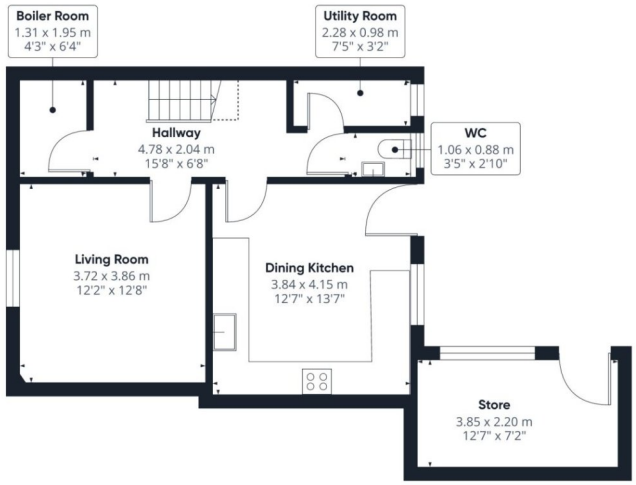




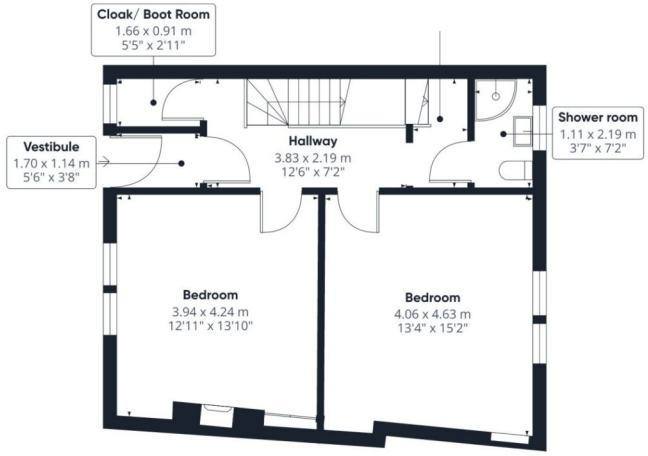
St Andrews

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.

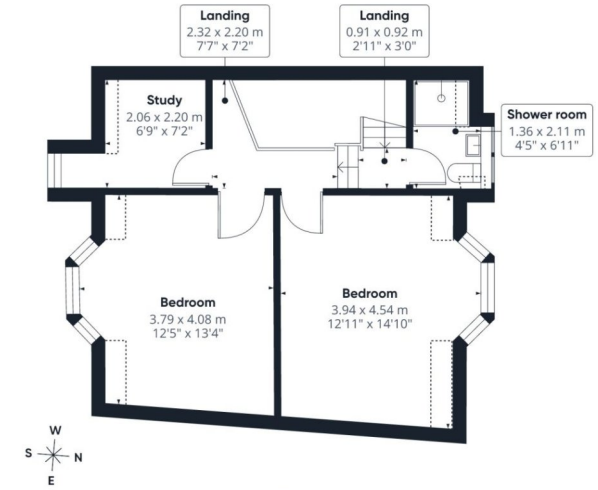
Floorplan



Main Floor



FLoor Level 2



Floor Level 3

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Approximate total area(1)

146.4 m²
1575 ft²

Reduced headroom

3.8 m²
41 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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