

Thorntons
The right way to move

126 Scooniehill Road

St Andrews,
KY16 8HZ

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Property Summary

Set within an established residential area of St Andrews, this mid-terraced modern home offers generous accommodation over two floors, with exciting scope for refurbishment and modernisation. It presents an appealing opportunity for buyers looking to create a home tailored to their own tastes in one of Fife's most sought-after coastal towns, renowned for its historic university, beautiful beaches, independent shops and vibrant café and restaurant scene. The hall features built-in storage and leads to a sunny living room with a broad picture window and fireplace. A dining room provides a dedicated space for family meals or entertaining, while the breakfasting kitchen offers ample cabinetry and direct access to the garden. Upstairs, three bedrooms comprise two doubles and a versatile third room, ideal for a study, alongside a bathroom. Private gardens provide scope for outdoor enjoyment, while unrestricted secluded on-street parking to the rear completes the property. Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.

Features

- Mid-terraced modern house in St Andrews
- Excellent scope for refurbishment and modernisation
- Entrance hall with stair access and built-in storage
- Generous living room with large front-facing window and fireplace
- Spacious dining room
- Breakfasting kitchen with fitted units and rear garden access
- Landing with storage
- Three bedrooms, including two comfortable doubles and a flexible third/study
- Family bathroom
- Private front and rear gardens
- Unrestricted secluded on-street parking to the rear
- Gas central heating and double glazing



















Click here to take a virtual tour











St Andrews, Fife

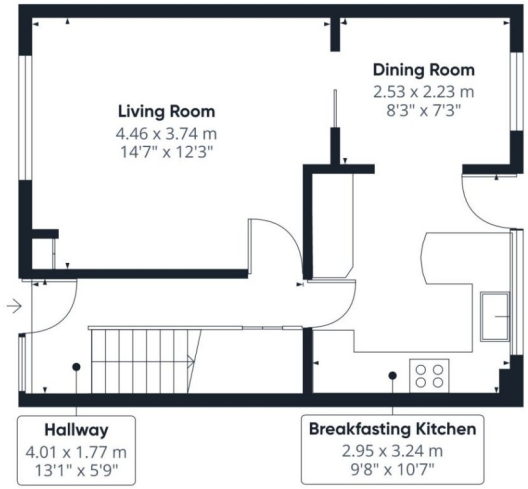
World-renowned for its ancient university, golfing heritage and stunning beach, St Andrews attracts more than half a million visitors each year, and is regarded as one of the finest towns and best places to live in Scotland. Characterised by its narrow cobbled streets and beautiful architecture, the 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.

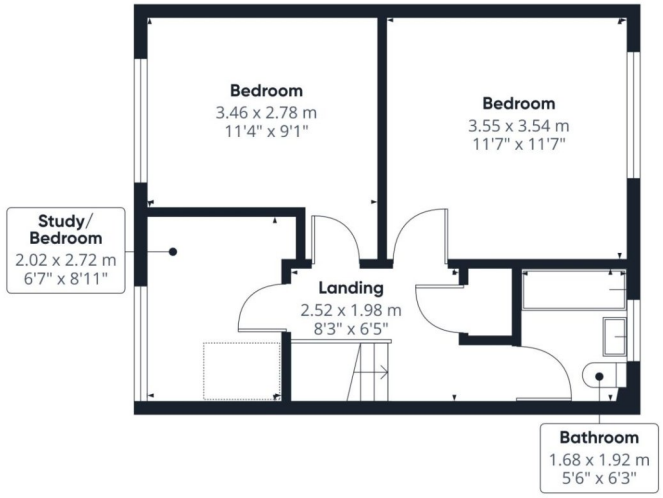
Excellent state schools can be found nearby; private schooling options include a Montessori nursery and St Leonards School. Situated in the East Neuk of Fife, St Andrews is approximately 30 minutes’ drive from Dundee and 90 minutes’ drive from Glasgow and Edinburgh. Excellent local and intercity bus links serve the town; daily direct flights to London are available from Dundee Airport.

The property itself is positioned within easy walking distance of the community hospital with dental unit, Morrisons and Aldi Supermarkets, and M&S Foodhall. It is also on a bus route from the town centre to the hospital.

Floorplan



Main Floor





FLoor Level 2

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Approximate total area(1)

74.6 m²

803 ft²

(1) Excluding balconies and terraces

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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