

Thorntons
The right way to move

8 Fraser Avenue, St Andrews

Fife, KY16 8HX

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Property Summary

Enjoying a desirable position in St Andrews, this modern mid-terraced home combines comfortable, well-presented interiors with the appeal of life in one of Fife's most celebrated coastal towns. From its historic university and charming cobbled streets to its beautiful beaches, independent shops, cafés and renowned restaurants, St Andrews offers an exceptional lifestyle. With two bedrooms, generous living space and a private rear garden, the property is ideally suited to first-time buyers, couples, small families or those seeking a coastal home. The hall leads into a spacious reception room with a large window. A well-appointed breakfasting kitchen offers ample room for cooking and casual dining. Upstairs, the landing includes further storage, while the main bedroom benefits from a fitted wardrobe and pleasant outlook. The southeast facing second bedroom is ideal for guests or home working. A bathroom completes the home. There is a private rear garden with south easterly aspect and on-street parking.

Features

- Modern mid-terraced house in St Andrews
- Spacious accommodation in good condition arranged over two floors
- Entrance hall with storage
- Sunny and spacious living/dining room with storage space
- Well-appointed breakfasting kitchen
- Landing with storage
- Main bedroom with wardrobe and sunny aspect
- Versatile southeast-facing second bedroom
- Family bathroom with four-piece suite
- Private rear garden
- Public, unrestricted on-street parking
- Gas central heating and double glazing



















Click here to take a virtual tour











St Andrews

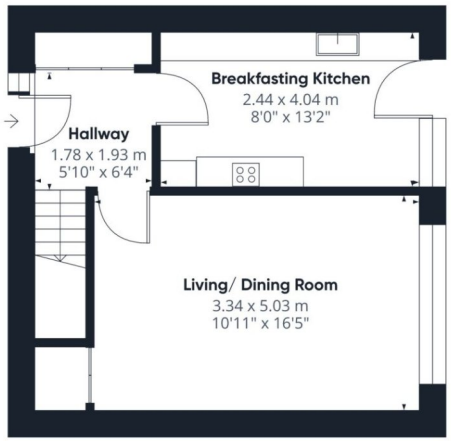
World-renowned for its ancient university, golfing heritage and stunning beach, St Andrews attracts more than half a million visitors each year, and is regarded as one of the finest towns and best places to live in Scotland. Characterised by its narrow cobbled streets and beautiful architecture, the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

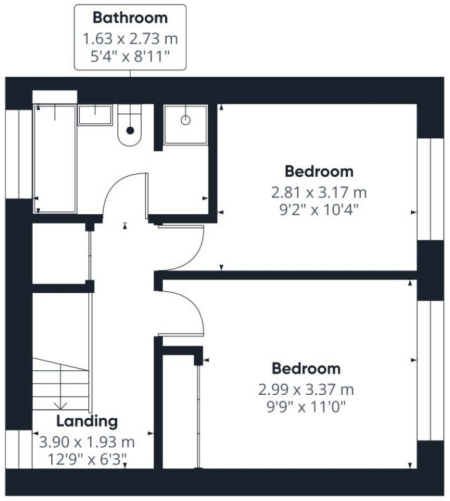
Excellent state schools can be found nearby; private schooling options include a Montessori nursery and St Leonards School. Situated in the East Neuk of Fife, St Andrews is approximately 30 minutes’ drive from Dundee and 90 minutes’ drive from Glasgow and Edinburgh. Excellent local and intercity bus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

Extras: All fitted floor and window coverings (excluding living room and bedroom curtains), light fittings and integrated appliances are included. Some of the other white goods and items of furniture are available by separate negotiation.

Floorplan



Main Floor





FLoor Level 2

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Approximate total area(1)

66.3 m²

715 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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