

# Thorntons

*Let's get a move on!*



Offers Over £675,000



6 West Acres, St Andrews,  
Fife, KY16 9UD

This superb individually designed and extended detached property is enviably located in a quiet cul de sac, within the desirable west end of St Andrews. The sale of this property offers an unrivalled opportunity to purchase a unique family home set within its own delightful garden grounds.

The property is full of character from the spacious sitting room with its floor to ceiling dual aspect picture windows overlooking the south west facing garden, to the newly installed luxury living dining kitchen with its full wall of bi-fold doors to the garden.

The comfortable adaptable accommodation comprises entrance vestibule, reception hall, sitting room, dining room, comfortable family room with its sliding patio doors to front, living/dining/kitchen with its feature central island and granite worktops, utility room, five double bedrooms, two shower rooms and bathroom. The property benefits from gas central heating and double glazing.

Adding to the versatility of the property there is great potential for the lower level of the property to be utilised as a separate one or two bedroom granny/letting apartment with its own separate entrance porch.

To the front of the property there is a monoblock driveway, suitable for off street parking, which leads to the double garage and main entrance door. The front garden has a water feature surrounded by a delightful variety of mature shrubs.

The private south west facing garden is mainly laid to lawn where you can sit and enjoy the afternoon and evening sun. The garden is bordered by a mature beech hedge.

#### Location

The historic town of St Andrews is without doubt one of the most popular locations in Britain. St Andrews is home to the Royal and Ancient Golf Club and the famous Old Course. Its amenities include Scotland's oldest university, founded in 1413, beautiful award winning beaches, historic buildings, including the ruins of the cathedral, castle and St Rule's Tower and a wide variety of specialist shops and restaurants.

Renowned worldwide as "the home of golf", the residents of the town are eligible for reduced green fees over the seven St Andrews Links courses. There are many other golf courses in the area, including The Dukes, Kingsbarns and the Fairmont St Andrews complex.

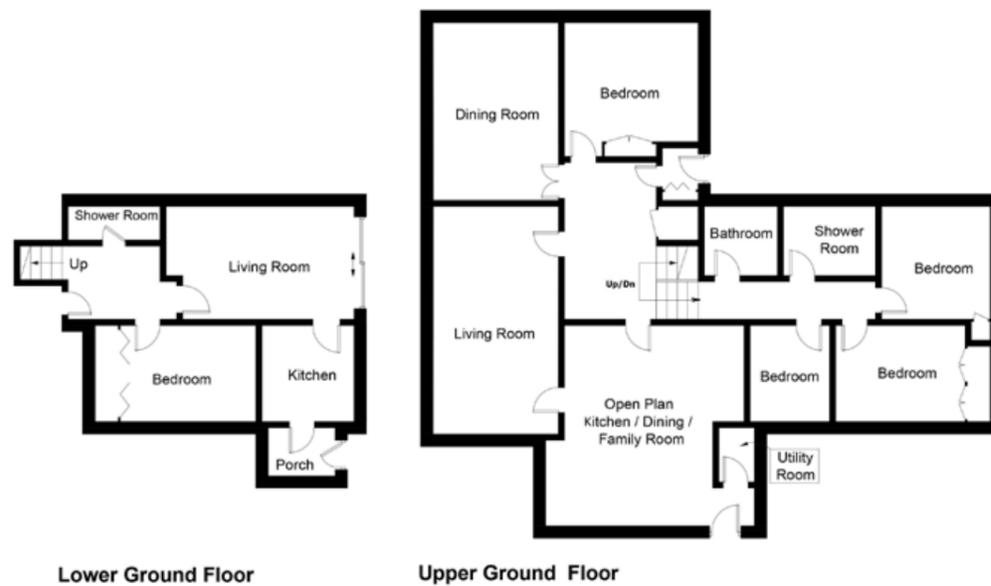
St Andrews provides good state schooling at Madras College and private schooling at St Leonards (for girls and boys up to the age of eighteen). There are co-educational public schools near Perth (Glenalmond and Strathallan) and The High School of Dundee is within easy reach.

St Andrews is well placed for commuting to most of the surrounding towns such as Dundee, Perth, Kirkcaldy, Glenrothes and Cupar. The railway station at nearby Leuchars is on the main Aberdeen to London line and provides a fast link to both Dundee and Edinburgh. Edinburgh airport with its shuttle service to London is approximately fifty miles away and further airport facilities and London flights are available from Dundee.



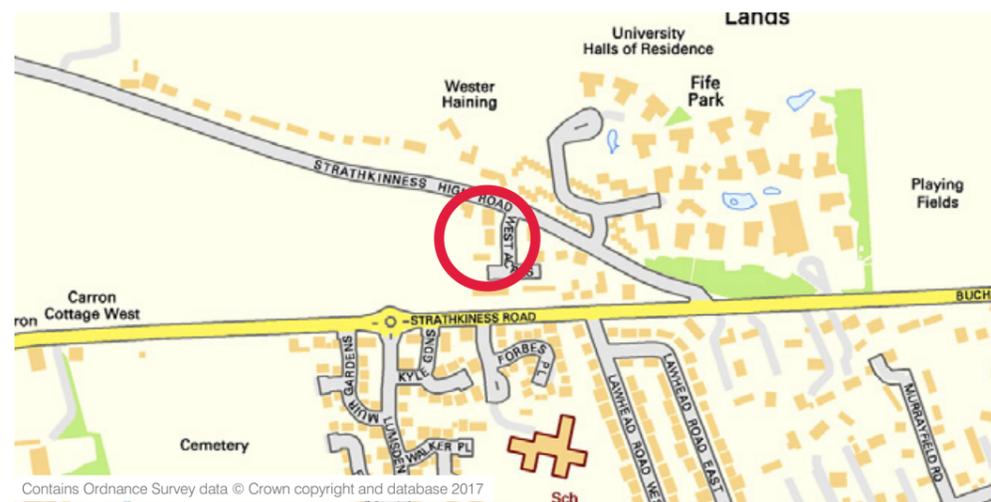
## Room Dimensions

Entrance Vestibule	6'2 x 5'6	(1.88m x 1.68m )
Reception Hall	15'9 x 13'7	(4.80m x 4.14m )
Sitting Room	24'11 x 14'9	(7.59m x 4.50m )
Dining Room	16'4 x 15'2	(4.98m x 4.62m )
Living/Dining/Kitchen	23'9 x 19'3	(7.24m x 5.87m )
Utility Room	7'5 x 4'7	(2.26m x 1.40m )
Bedroom 1	14'0 x 10'4	(4.27m x 3.15m )
Bedroom 2	13'5 x 10'2	(4.09m x 3.10m )
Bedroom 3	10'10 x 8'9	(3.30m x 2.67m )
Bedroom 4	14'0 x 9'1	(4.27m x 2.77m )
Bathroom	8'7 x 7'2	(2.62m x 2.18m )
Shower Room	8'8 x 7'0	(2.64m x 2.13m )
Sitting/Bedroom	14'3 x 9'9	(4.34m x 2.97m )
Kitchen	9'11 x 8'4	(3.02m x 2.54m )
Bedroom 5	14'3 x 9'9	(4.34m x 2.97m )
Shower Room	8'2 x 3'4	(2.49m x 1.02m )
Porch	8'3 x 7'0	(2.51m x 2.13m )



Lower Ground Floor

Upper Ground Floor



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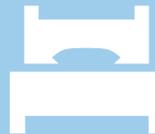
[thorntons-property.co.uk](http://thorntons-property.co.uk)



4 Public



Garage and Drive



5 Bed



EPC Rating



3 Bath



Thorntons is a trading name of Thorntons Law LLP.

Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.