

11 The Croft

LEUCHARS, ST ANDREWS, KY16 0JR



*IMMACULATE DETACHED CHALET BUNGALOW IN
LEUCHARS, OFFERING SPACE, STYLE, AND EASY LIVING*



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McEwan Fraser Legal is delighted to present this 3-bedroom detached home in Leuchars, St Andrews. Tucked away at the east end of Leuchars, this charming detached chalet-style home blends comfort, space, and convenience in all the right ways. Originally built around 1987 and thoughtfully extended since, it now offers a generous 111m² of well-presented living space. The property features double-glazing throughout, with the sun room benefiting from underfloor heating.

From the front door, and through the entrance hall, into a welcoming lounge that flows beautifully into a bright sun lounge, perfect for relaxing or entertaining. The ground floor also features a modern kitchen, bathroom, and a versatile bedroom ideal for guests or home working.

The Property





Sun Room





Bedroom 3







Upstairs, two further bedrooms and a stylish shower room complete the layout. Both bedrooms also benefit from generous storage space.

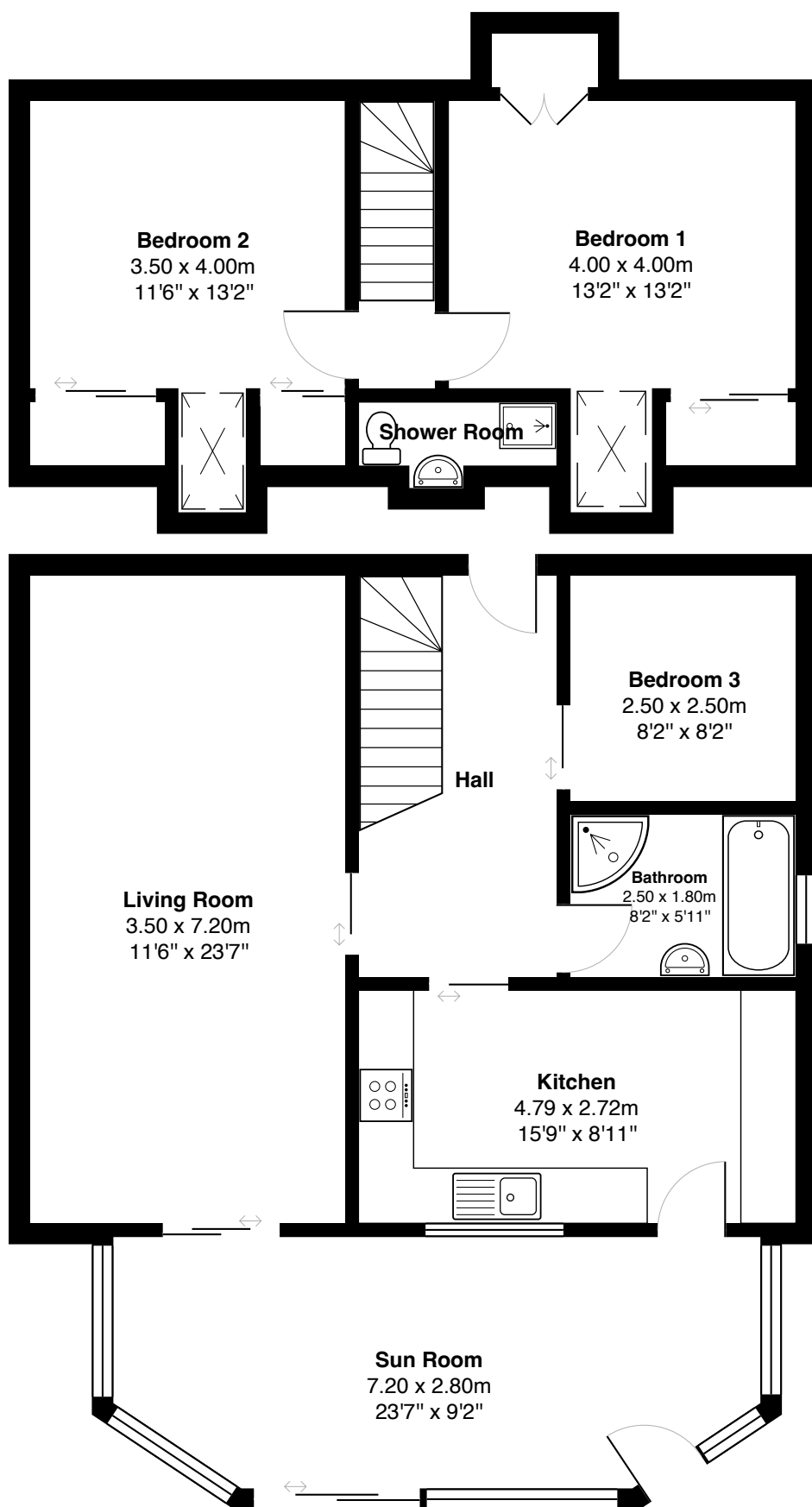




Bedroom 2







Gross internal floor area (m²): 111m²

EPC Rating: C

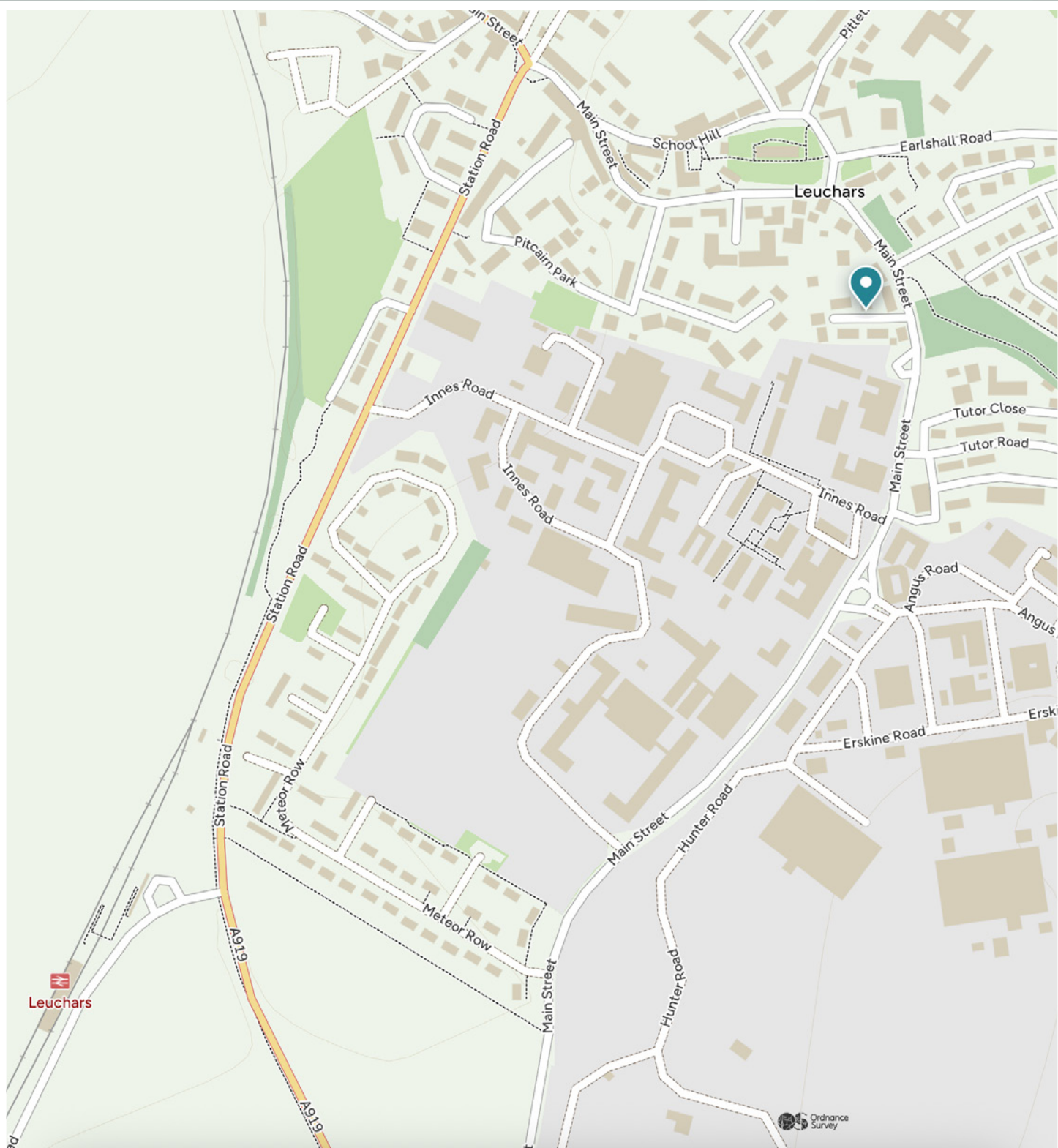
Outside, a large driveway leads to a detached garage with access to power points. The enclosed rear garden, laid to brick and deck for easy upkeep, offers a peaceful spot to unwind. The front garden is neatly landscaped and framed by a low wall for extra charm. With an Air Source heat pump for efficient heating and essential amenities close by, plus St Andrews, Cupar, and Dundee all within easy reach. This delightful home ticks all the boxes for modern family living within the St Andrews area, benefiting from a ground-floor bedroom and bathroom.





Leuchars is a welcoming and well-connected town that perfectly balances village charm with modern convenience. Situated just a few miles from the historic town of St Andrews, it's ideally placed for commuters, golfers, and anyone who loves coastal living. The town itself offers a great range of everyday amenities including local shops, a primary school, a post office, café, and convenient rail links to Dundee, Edinburgh, and beyond. There's also a nearby supermarket and regular bus services, making travel easy in every direction. For those who enjoy the outdoors, beautiful countryside and coastal walks are right on the doorstep, while the world-famous beaches and golf courses of St Andrews are only a short drive away. With its friendly community and excellent transport connections, Leuchars is a fantastic place to call home.

The Location



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THE SUNDAY TIMES
THE TIMES



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