



6 ORCHARD ROW

Abbey Park Avenue, St. Andrews, Fife



AN EXCEPTIONAL GEORGIAN-STYLE TOWNHOUSE IN THE HEART OF ST ANDREWS

Offering Elegant Family Living and a Beautiful South-Facing Garden.

		
5	4	3
		EPC
Double		B

Local Authority: Fife Council
Council Tax band: G
Tenure: Freehold
Offers Over: £1,095,000

DESCRIPTION

Nestled within the highly regarded Orchard Row development, this outstanding five-bedroom townhouse combines classical Georgian inspired architecture with contemporary luxury and exceptional family accommodation.

Built by award-winning Robertson Homes, the property enjoys a peaceful yet highly convenient setting moments from the centre of St Andrews. Beautifully presented throughout, the home offers versatile accommodation arranged over three levels, finished to an impressive specification and designed for modern family living.

At the heart of the home is a magnificent open-plan dining kitchen by renowned German manufacturer Leicht. Featuring a central island, premium integrated appliances and three sets of glazed doors opening directly onto the garden terrace, this superb space is ideal for both everyday living and entertaining. The ground floor further provides a generous family room, a study or sixth bedroom, a shower room and a practical utility room.



The elegant first-floor drawing room is flooded with natural light and enjoys an attractive outlook over the south-facing garden. Two spacious double bedrooms and a contemporary shower room complete this level.

Occupying the upper floor, the luxurious principal suite offers a dressing room and stylish en-suite shower room, creating a private retreat within the home. Two further bedrooms and a beautifully appointed family bathroom provide excellent accommodation for family and guests alike.

Underfloor heating to the bathrooms and shower rooms, double glazing and gas-fired central heating ensure comfort and efficiency throughout.

Externally, a beautifully landscaped south-facing garden provides a private and sheltered outdoor sanctuary, perfect for relaxing and entertaining. A double garage with direct garden access and private parking further enhance the property's appeal.



LOCATION

Widely recognised as the historic Home of Golf, St Andrews is one of Scotland’s most prestigious and sought-after coastal destinations. Renowned for its ancient university, spectacular coastline and championship golf courses, the town offers a unique blend of heritage, culture and contemporary living.

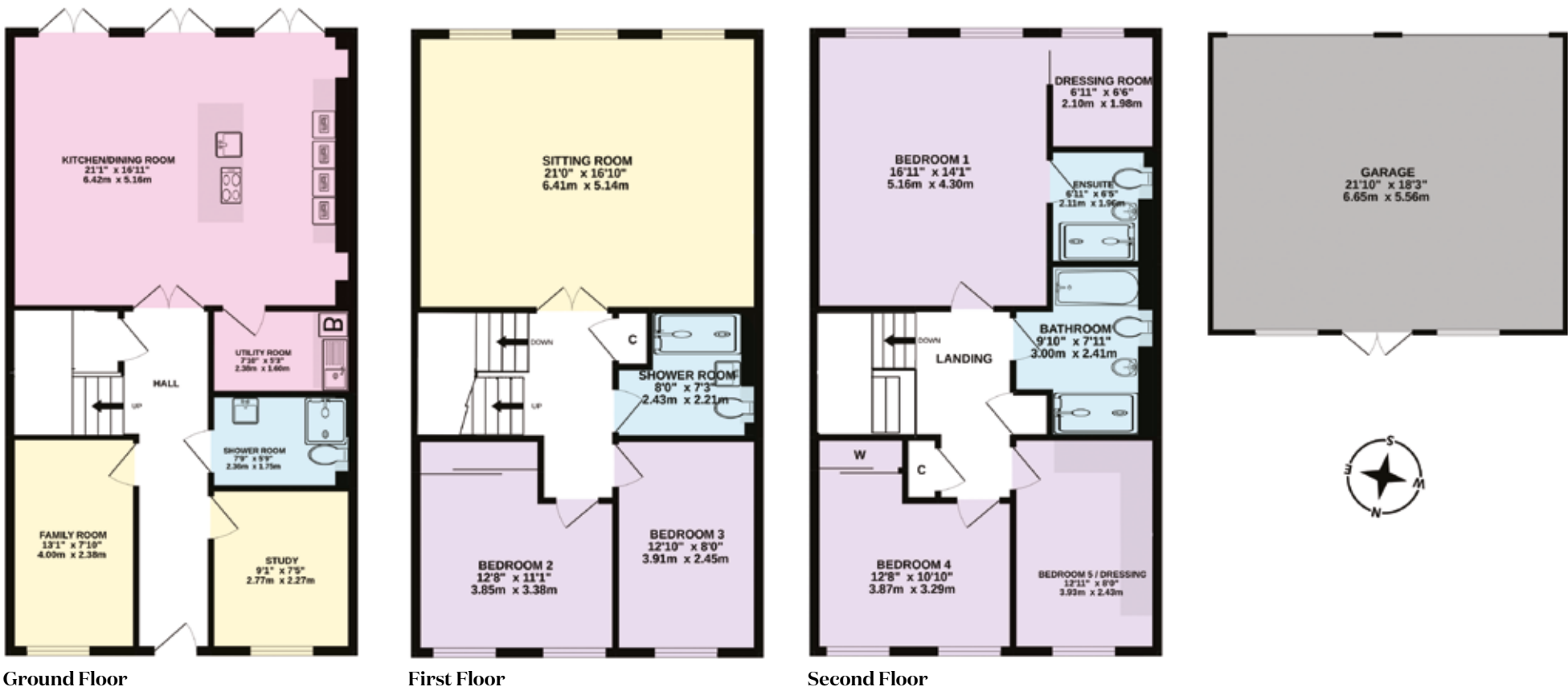
Orchard Row enjoys an enviable position within easy walking distance of the town centre, the world-famous Old Course, West Sands Beach, St Andrews Harbour, Lade Braes and the University of St Andrews. A superb range of independent boutiques, cafés, restaurants and specialist retailers can be found along South Street, Market Street and North Street, creating a vibrant and cosmopolitan atmosphere throughout the year.

The surrounding East Neuk of Fife is celebrated for its charming fishing villages, stunning coastal scenery and excellent leisure opportunities. Residents enjoy convenient access to a number of internationally acclaimed golf courses including Kingsbarns, Dumbarnie, Crail, The Duke’s Course and Carnoustie.

Excellent educational provision is available locally, including the University of St Andrews, highly regarded state schools and the prestigious St Leonards School. Dundee, Edinburgh and the wider Scottish motorway network are easily accessible, while railway services from nearby Leuchars connect directly to the national rail system.

Combining coastal beauty, historic character and world-class amenities, St Andrews continues to be one of Scotland’s most desirable places to live.

Postcode: KY16 9HN



Approximate Gross Internal Area = 223.2 sq m / 2,403 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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We would be delighted
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