



WESTER HAINING

St. Andrews, Fife, KY16



AN EXCEPTIONAL FAMILY RESIDENCE COMBINING
GENEROUS CONTEMPORARY LIVING, BEAUTIFULLY
LANDSCAPED GARDENS AND A PRIVILEGED
SETTING ON THE EDGE OF ST ANDREWS.

		
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Local Authority: Fife Council
Council Tax band: H
Tenure: Freehold

Offers Over: £1,650,000



DESCRIPTION

Wester Haining is an outstanding family residence where generous proportions, versatile living spaces and a sought-after St Andrews setting come together to create a truly exceptional home. Designed for modern family life and finished to an exacting standard, the property offers an impressive balance of elegant entertaining areas and comfortable everyday living.

The welcoming reception hall leads to a series of beautifully connected living spaces, including a drawing room, dining room, sitting room and sun room, all positioned to enjoy views of the gardens and an abundance of natural light. At the heart of the home, the expansive kitchen and dining room provides an outstanding social hub, featuring bespoke cabinetry, premium appliances and generous space for family gatherings and entertaining alike.





The first floor accommodation is centred around a striking galleried landing and comprises four generous double bedrooms. The principal suite enjoys garden views, fitted wardrobes and a luxurious en suite bathroom, while two further bedrooms share a family bathroom and a fourth benefits from its own en suite. A versatile cinema and games room offers valuable additional flexibility and could equally serve as guest accommodation, a home office or leisure space.



Outside, the beautifully landscaped gardens provide an attractive and private setting, accessed via the drive and set behind electric gates, with expansive lawns, mature planting, sun terraces and a charming summer house. A double garage and extensive driveway parking complete this exceptional family home.

LOCATION

Wester Haining enjoys a highly desirable position on the western edge of St Andrews, one of Scotland's most celebrated coastal towns. A private footpath leads towards Balgove Larder and the surrounding countryside, while the historic town centre, university, beaches and world-famous golf courses are all within easy reach.

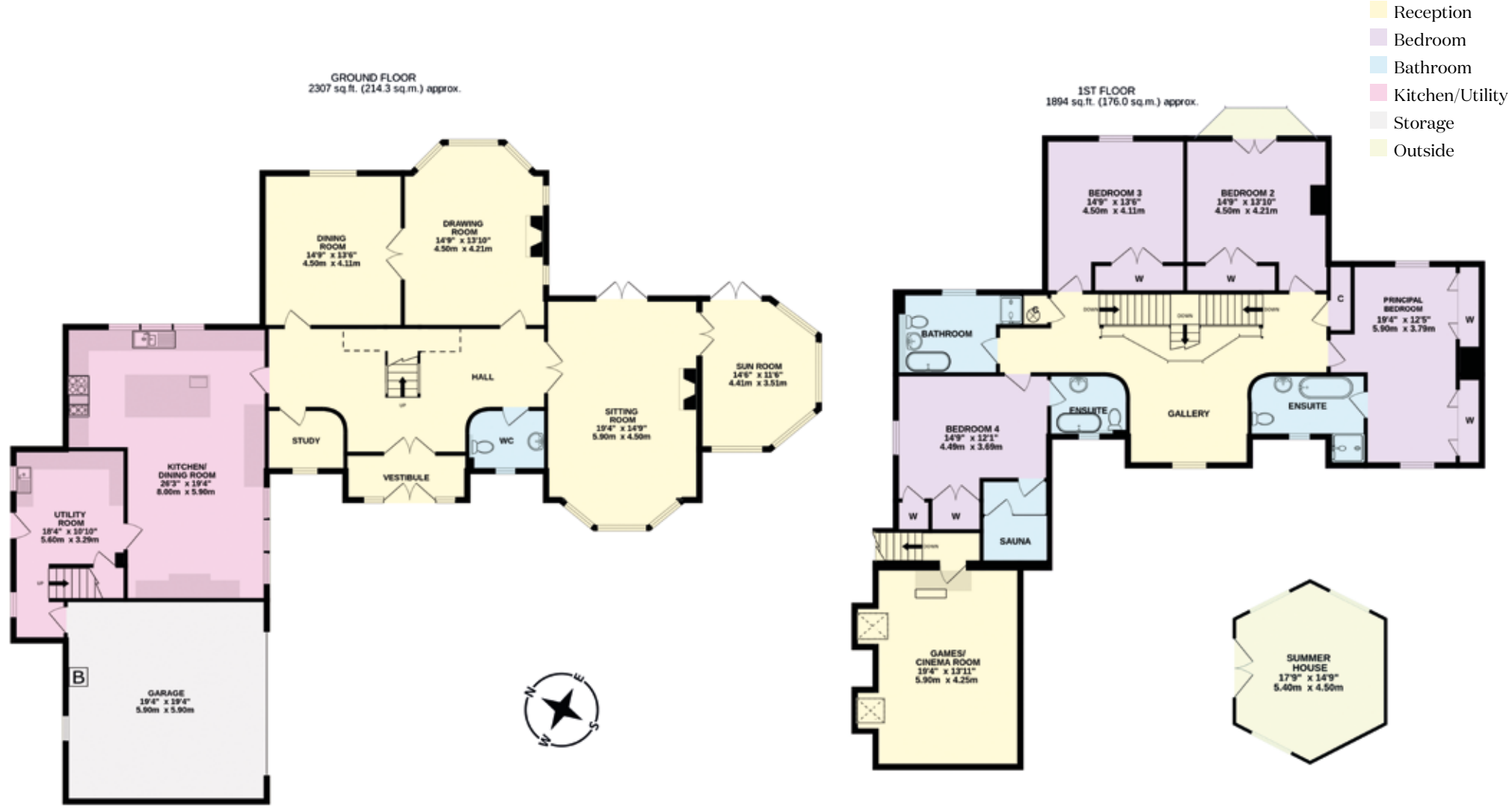
Renowned internationally as the Home of Golf and home to Scotland's oldest university, St Andrews offers an exceptional lifestyle, combining rich history with a vibrant modern community. The town provides an excellent selection of independent shops, cafés, restaurants and cultural attractions, along with beautiful beaches, scenic coastal walks and a wealth of sporting and leisure facilities.



The area is particularly well regarded for its educational offering. Families are served by highly respected local primary and secondary schools, while the town is also home to St Leonards School, one of Scotland’s leading independent schools and an International Baccalaureate World School. The University of St Andrews, founded in 1413, further contributes to the town’s vibrant academic atmosphere and international appeal.

Excellent transport links are available via nearby Leuchars railway station, providing direct connections to Edinburgh, Aberdeen and London, while Dundee and Edinburgh airports offer convenient access to domestic and international destinations.

Combining exceptional educational opportunities, world-class golf, stunning coastal scenery and a thriving community, St Andrews remains one of Scotland’s most sought-after places to live.



Approximate Gross Internal Area
4201 sq.ft. (390.3 sq.m.)

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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