

17 Lumsden Crescent

ST ANDREWS, KY16 9NQ



Exceptional detached family home, modernised to an impeccable standard, offering a perfect blend of elegance, functionality and contemporary style



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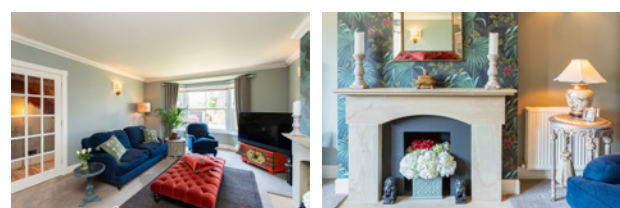


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McEwan Fraser Legal is delighted to present this stunning detached family home with the WOW factor. Located in an exclusive and highly sought-after private residential enclave, this exceptional detached family home has been modernised throughout to an impeccable standard, offering the perfect blend of elegance, functionality and contemporary style.

THE LOUNGE



From the moment you enter, it's clear this is no ordinary property. The ground floor accommodation has been thoughtfully designed to cater to both family life and stylish entertaining. The beautifully proportioned lounge is a standout space, with a striking feature fireplace anchoring the room and a large bay window that fills the space with natural light. French doors connect seamlessly to the formal dining room, creating a lovely flow for hosting guests or enjoying family meals.

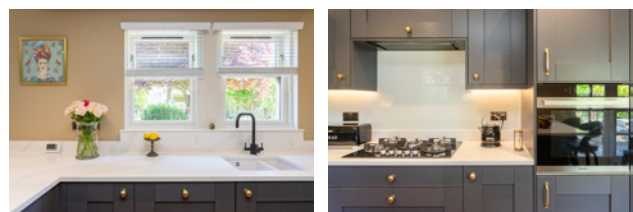
THE DINING ROOM



THE KITCHEN/DINER



The kitchen has been expertly styled, offering a sleek, modern finish with a peninsular breakfast bar and ample space for casual dining or relaxing. It's a true heart-of-the-home space, ideal for both everyday living and entertaining. A guest cloakroom with toilet and wash hand basin adds convenience, while an incredibly useful boot room and a separate utility room enhance the practical layout.



THE GARAGE CONVERSION



The home also boasts flexible additional space with a partial garage conversion. This includes a dedicated home office and a well-equipped gym, perfect for modern lifestyles where work-life balance is key.





Upstairs, the property continues to impress with four generous bedrooms. The principal bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom, all finished to a high standard.

THE BATHROOM



BEDROOM 1



The principal bedroom benefits from a stylish en-suite shower room



BEDROOM 2



BEDROOMS 3 & 4



Externally, the gardens are truly a delight. Lovingly landscaped and planted with a thoughtful mix of mature shrubs and small trees, they offer colour, structure, and privacy throughout the year. The outdoor space is as carefully maintained and styled as the interior, providing a tranquil setting for both relaxation and outdoor entertaining and also includes an EV charging port.

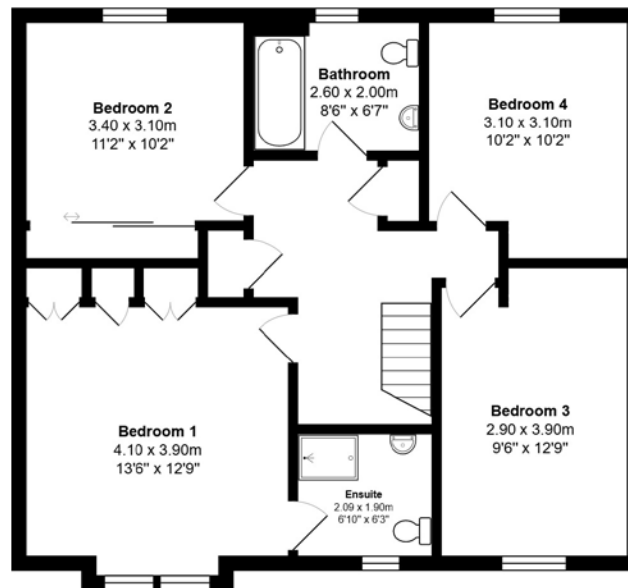
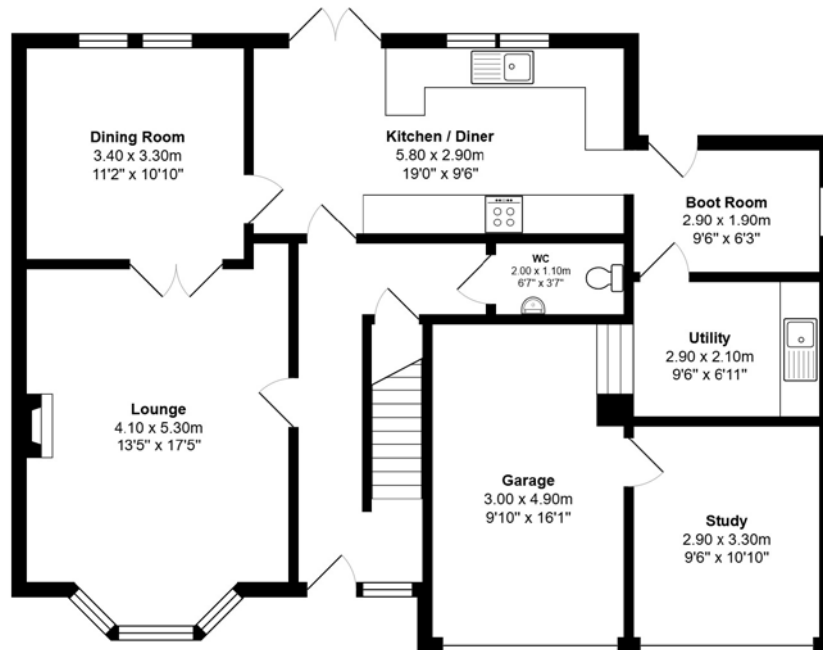
This is a superb opportunity to secure a high-calibre home in one of the area's most desirable locations.

FOR AVOIDANCE OF DOUBT, the sauna is not included.

EXTERNALS

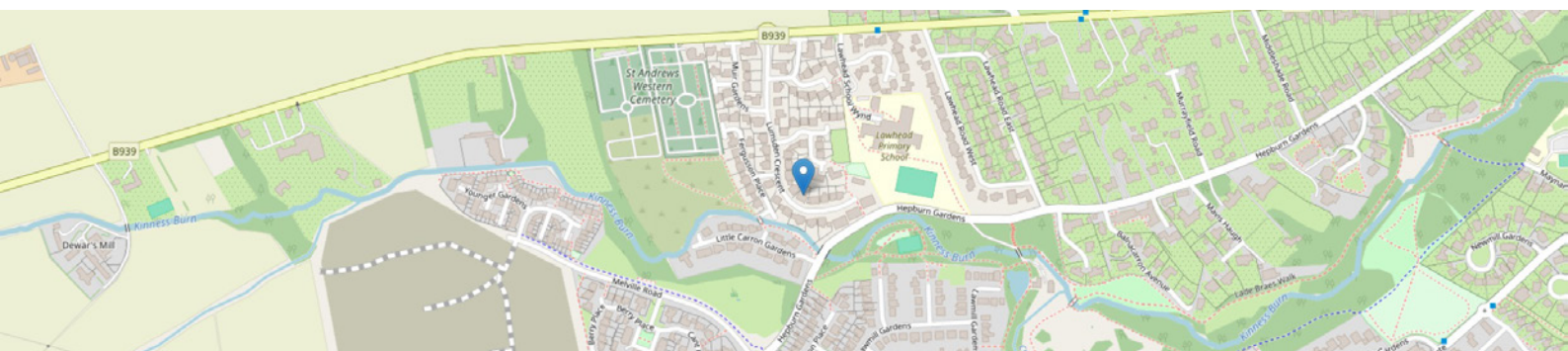


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 183m² | EPC Rating: C



THE LOCATION

Set on the peaceful outskirts of St Andrews yet within easy reach of the town's vibrant centre, this property enjoys a highly desirable residential position with convenient access to amenities and the picturesque Lade Braes footpath. St Andrews is renowned globally as the home of golf and as the site of Scotland's oldest university, but it is also a thriving and attractive coastal town that appeals equally to residents, students, and visitors. The town offers an excellent variety of independent and high-street shops, including artisan producers such as St Andrews Bakery, Mitchell's Delicatessen, and Leuchars Quality Butchers, as well as national retailers like Sainsbury's Local, Boots, and H&M. The property is well-placed for everyday needs, situated close to both a Morrisons and M&S Food, as well as the community hospital. The town also boasts a lively and cosmopolitan mix of cafés, restaurants, and bars offering everything from fine dining experiences to relaxed lunches and casual drinks.





Education is a key feature of St Andrews, with excellent provision at all levels. Beyond its academic reputation, the town offers a rich and rewarding lifestyle set against the backdrop of Fife's stunning east coast. The surrounding countryside and coastline are ideal for walking, cycling, sailing, and riding, with the renowned West Sands beach stretching for nearly two miles. Other scenic coastal spots such as Elie, Tentsmuir, and Kingsbarns are also within easy reach.

Golf lovers are truly spoilt for choice, with access to the world-famous Old Course, as well as nearby gems including Kingsbarns, Crail, Lundin Links, and the championship course at Carnoustie. Cultural attractions abound, from the historic cathedral and castle ruins to the St Andrews Botanic Gardens and local museums. The area is also home to several National Trust properties, including Kellie Castle and Hill of Tarvit.

For commuters and travellers, the location offers excellent transport links. Regular bus services connect St Andrews with nearby Fife towns, while railway stations at Leuchars, Cupar, and Dundee offer convenient travel by train. Edinburgh is accessible by car in approximately 90 minutes, or just over an hour by train from Leuchars. Edinburgh International Airport is also within comfortable reach, making this a well-connected base for both local and international travel.



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