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Offers Over £360,000

 **Fife
Properties**

Stunning 4 Bedroom 2 Bathroom Cottage with CHARMING FEATURES throughout benefitting from an EXTENSIVE DRIVEWAY, detached garage and LANDSCAPED GARDENS WITH A BBQ HUT. Situated in a sought-after location with quick access to local amenities and just outside St Andrews providing all essential amenities and schooling. Easy commuting to Dundee, Edinburgh and Perth via Leuchars Train Station, making this an ideal family home. Accommodation: Hall, living room, dining kitchen, laundry room, 4 double bedrooms, bathroom and a shower room. DG. GCH. Landscaped Gardens with a BBQ hut, chicken run/coop, off street parking and a garage. PERSONAL PROPERTY TOUR available online.



LOCATION

Leuchars is a small town and parish near the north-east coast of Fife. Local amenities include a primary school, convenience store, pharmacy, post office and railway station. Recreationally there is the nature reserve and beach of Tentsmuir Forest plus the award-winning Fife Coastal path for cycling, running, walking and horse riding. The neighbouring town Guardbridge is the location for further development of the St Andrews University campus. Secondary education is at Madras College, St Andrews which is just under 6 miles away. St Andrews is well known as the Home of Golf and has many restaurants, bistros, cafes including golden sandy beaches on the West and East sands.

DIRECTIONS

Please contact agent for further information.

ENTRANCE

The property is accessed via a composite door leading into a bright and welcoming hallway. Carpeted stairs lead to the upper landing. 2 double-glazed windows to the front overlooking the garden. 2 radiators. Karndean flooring. Additional access from the garden directly into the dining kitchen via another composite door.

DINING KITCHEN

17'5" x 14'11" (5.31m x 4.55m)

Spacious and bright dining kitchen comprising: Wall mounted, floor standing units with contrasting solid wood worktops, 1.5 bowl ceramic sink and tiled splashbacks. Freestanding 5-burner gas cooker with ovens below and an overhead extractor fan, additional integrated appliances include a dishwasher, microwave and full height fridge/freezers. Ample space for dining furniture. Double-glazed windows to the front and rear. Radiator. Karndean flooring. Doorway to the living room and laundry room. Composite door provides access to the garden.

LIVING ROOM

14'9" x 12'3" (4.52m x 3.74m)

Good-sized living room with a double-glazed window with deep sills to the front overlooking the garden. Feature log burning stove set on a slate hearth and a timber mantle. Alcove with spot lighting provides a display area. Radiator. Karndean flooring.

LAUNDRY ROOM

7'3" x 5'6" (2.21m x 1.68m)

Convenient laundry room with ample space for freestanding appliances and storage with fixed shelving. Wall mounted gas central heating system boiler and hot water cylinder. Vinyl flooring.

BEDROOM 3

12'1" x 8'7" (3.69m x 2.63m)

Bright double bedroom with a double-glazed window to the side overlooking the patio and garden. Cupboard provides hanging storage space. Radiator. Hardwood laminate flooring.

BEDROOM 4

11'8" x 10'1" (3.57m x 3.08m)

Additional double bedroom with 2 double-glazed windows to the rear. Cupboard provides shelving/hanging/storage space. Radiator. Engineered hardwood flooring.

SHOWER ROOM

7'4" x 5'10" (2.25m x 1.79m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a wet walled shower enclosure with a pivot door and a thermostatic control shower. Heated mirrored cabinet with lights and shaver socket. Heated towel rail. Vinyl flooring.

BATHROOM

6'10" x 5'8" (2.09m x 1.75m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a bath with a pivot screen and a thermostatic control shower. Opaque double-glazed window to the rear. Fully wet walled. Heated towel rail. Karndean flooring.

UPPER LANDING

Leads to 2 additional bedrooms with a double-glazed window to the rear. Carpeted.

BEDROOM 1

15'7" x 12'6" (4.75m x 3.82m)

Good-sized double bedroom with a double-glazed window to the front with a pleasant outlook towards the countryside. Built-in wardrobes provide ample shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 2

14'7" x 12'10" (4.46m x 3.93m)

Further double bedroom with a double-glazed window to the front again with pleasant views towards the countryside. Built-in wardrobes provides shelving/hanging/storage space. Radiator. Carpeted.

GARDEN

The property benefits from a beautifully landscaped garden, creating a peaceful and attractive extension of the living space. An extensive collection of mature plants, shrubs, and trees provides a stunning display of colour and interest throughout the seasons. A paved patio with a fixed barbecue area, together with several additional seating areas positioned around the garden, offers the perfect setting for outdoor dining, relaxation, and entertaining family and friends. At the far end of the garden, there is a chicken coop with an enclosed run, a useful storage shed, and an additional garden shed. Set within this substantial plot, a generous gravel driveway provides ample off-road parking for several vehicles and gives access to the detached garage.

BBQ HUT

11'1" (diameter) (3.40m (diameter))

Fantastic social space with fixed seating, central BBQ pit and an area to prep food and drinks. Equipped with power and timber flooring.

GARAGE

Detached garage accessed via a metal roller door provides secure parking with additional storage space. Timber door provides a secondary access point from the side. Concrete flooring.

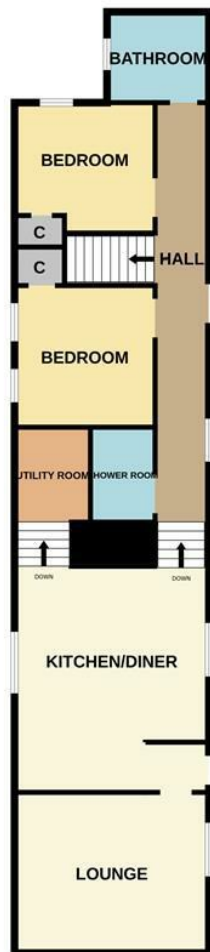
AGENTS NOTES

Please note that all room sizes are measured approximately to the widest points.





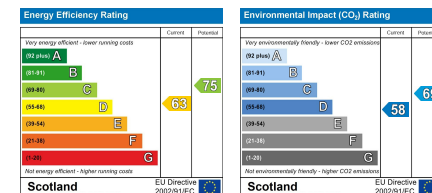
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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