

# 8 Grange Road

St. Andrews | Fife



**Galbraith**



## Delightful, semi-detached home with lovely views over East Sands & St. Andrews Bay



St Andrews town centre 1 mile | Dundee 15 miles | Edinburgh 51 miles

(All distances are approximate)

2/3 reception rooms; 3/4 bedrooms; bathroom and separate shower room

Open fire and wood burning stoves

East-facing front garden and secluded, mature, west-facing rear garden

Brick-built single garage, private driveway and EV charging point

East Sands beach and the Fife Coastal Path a few minutes away

Town centre within easy walking distance

**Offers Over £620,000**

# Galbraith

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[galbraithgroup.com](https://galbraithgroup.com)



## Situation

Set in a quiet residential area on the eastern fringe of St. Andrews, 8 Grange Road is a beautifully presented, well-maintained, traditional home that captures lovely coastal views across St Andrews Bay. It offers elegant, spacious and flexible accommodation, with East Sands and the Fife Coastal Path only a short walk away, while the town centre is around 15-20 minutes on foot. This is a superb opportunity to enjoy St Andrews' living at its best.

The ancient and historic university town offers residents a superb mix of amenities and facilities and is renowned worldwide as the "Home of Golf". The city of Dundee is some thirteen miles to the north with Edinburgh just over an hour to the south. Fife's pretty East Neuk is easily accessible from St. Andrews, with its quaint picturesque fishing villages such as Crail, Anstruther, Pittenweem and Elie, as well as its charming and varied coastline. Fife's bustling county market town of Cupar is about fifteen minutes' drive to the west.

Surrounding St. Andrews is some particularly fine countryside and coastline with a lovely mix of farmland, woodland, river and hill ground. The result is home to an array of wildlife, which provides an excellent choice for the outdoor enthusiast with walking, cycling, sailing and riding all readily available. There are many highly regarded golf courses in the area including the Old Course at St. Andrews which regularly hosts the British Open. In terms of days out there are several good sandy beaches in the area including St. Andrews itself as well as Tentsmuir, Kingsbarns and Elie.

Good state schooling is available locally, with independent schooling being provided at St. Leonards in St. Andrews and the High School of Dundee. There are railway stations in Leuchars, Cupar, Ladybank and Dundee. Edinburgh airport is just over one hour from the property.



## Description

A spacious reception hall, with plaster coving and built-in storage cupboards lies at the heart of the house. Both the sitting room and dining room lead off from this and are front-facing, enjoying easterly views. The sitting room has an open fire and the dining room has a wood burning stove. Also on the ground floor, overlooking the garden, are a further reception room/fourth bedroom, (with wood burning stove), a family bathroom and a bright, modern kitchen which gives access to the secluded rear garden.

On the first floor are two double bedrooms with built-in wardrobes, a third single bedroom and a shower room with power shower. All the bedrooms have lovely views out over the bay.

## Accommodation

**Ground floor:** Vestibule, hall, sitting room, dining room, snug/bed 4, kitchen, bathroom.

**First Floor:** 3 bedrooms, Shower room.

## Outside

8 Grange Road is set back from the public road. Its sheltered, east-facing front garden is a real suntrap and an ideal spot to sit with a morning coffee. A gravel driveway leads from the road to a brick-built single garage at the rear of the house. While the driveway is narrow (~2m wide), a very small car would be able to access it, otherwise it makes a wonderful garden store. Larger cars may still be parked on the driveway in front of the house and the EV charger is situated on the gable wall near the front, so is easily accessible. There is also unrestricted parking on the public road outside the house.

The west-facing rear garden is secluded, largely laid to lawn and bordered by mature shrubs and trees, providing colour and interest throughout the year. There are two flagstoned areas for outdoor dining and relaxing, designed to catch the sun at different times of day.

### Tenure

Freehold

### Local Authority

### Council Tax

Band G

### EPC

Band D

## Services

Mains water, electricity, drainage and heating are connected | FTTC | Mobile Signal

## Flood Risk

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>



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Postcode: KY16 8LF

## Fixtures And Fittings

No items are included unless specifically mentioned in these particulars.







## Viewings

Strictly by appointment with the Selling Agents.

## Health & Safety

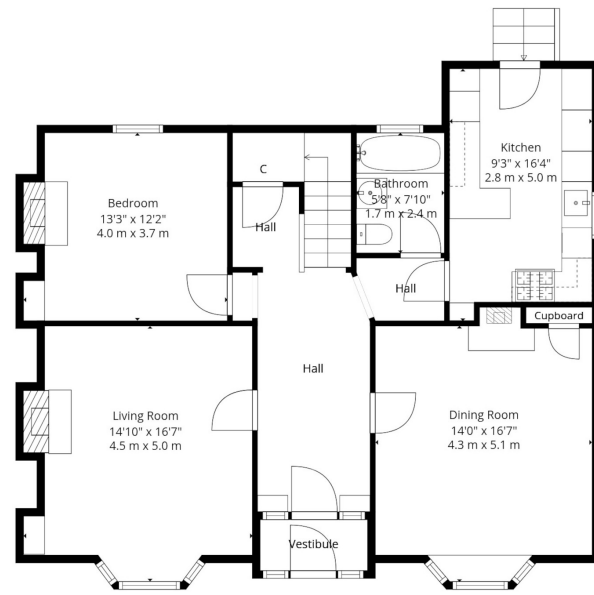
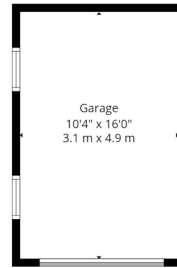
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

**IMPORTANT NOTES** 1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in April 2026.

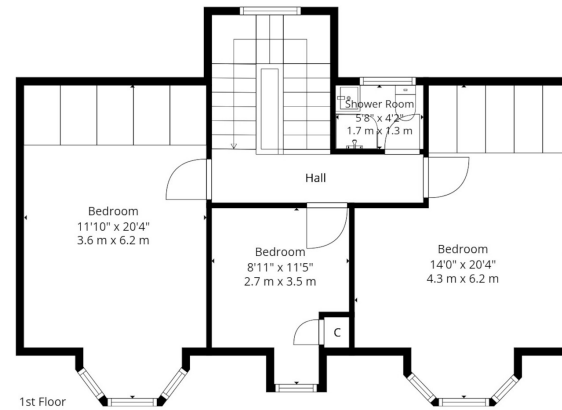
**ANTI MONEY LAUNDERING (AML) REGULATIONS** Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.





Ground Floor



1st Floor

**Total: 1677 sq. Ft, 155 m2**

Ground Floor: 1058 sq. Ft, 98 M2, 1st Floor: 619 sq. Ft, 57 m2

Excluded Areas: Garage: 166 sq. Ft, 15 M2, Fireplace: 14 sq. Ft, 2 M2, Walls: 165 sq. Ft, 17 m2



All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>







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