



This stunning split level detached property, set within beautiful landscaped garden grounds, is enviably located in a quiet cul de sac, within a highly desirable development to the west of St Andrews. From the house there is a delightful walk along the Lade Braes to the historic town centre and its renowned amenities. The property is also within easy walking distance of Lawhead Primary School.

The fabulous property, although extremely well-appointed and finished to a high specification, has been further enhanced by the present owner with the installation of a bespoke 'Mark Wilkinson of London' wooden fitted kitchen with Mediterranean marble worktops. There are many attractive features which give the house much character. The most interesting feature is the split level accommodation with the bedroom corridor on the lower floor. The master bedroom and garden room/ bedroom four have glazed doors opening to the private south facing garden. The family room on the upper level gives access to a raised patio area overlooking the garden below.

The extremely spacious accommodation comprises reception hall, sitting room, family room, dining room open plan to bespoke kitchen, utility room, master bedroom with access to garden and 'Jack and Jill' shower room, three further double bedrooms, one currently utilised as garden room with access to garden, study/bedroom five and family bathroom.



The historic town of St Andrews is without doubt one of the most popular locations in Britain. St Andrews is home to the Royal and Ancient Golf Club and the famous Old Course, host to the 2015 Open Championship. Its amenities include Scotland's oldest university, founded in 1413, beautiful award winning beaches, historic buildings, including the ruins of the cathedral, castle and St Rule's Tower and a wide variety of specialist shops and restaurants.

Renowned worldwide as "the home of golf", the residents of the town are eligible for reduced green fees over the seven St Andrews Links courses. There are many other golf courses in the area, including The Dukes, Kingsbarns and the Fairmont St Andrews complex (formerly St Andrews Bay).

St Andrews provides good state schooling at Madras College and private schooling at St Leonards (for girls and boys up to the age of eighteen. The High School of Dundee is within easy reach.

St Andrews is well placed for commuting to most of the surrounding towns such as Dundee, Perth, Kirkcaldy, Glenrothes and Cupar. The railway station at nearby Leuchars is on the main Aberdeen to London line and provides a fast link to both Dundee and Edinburgh. Edinburgh airport with its shuttle service to London is approximately fifty miles away and further airport facilities and London flights are available from Dundee.



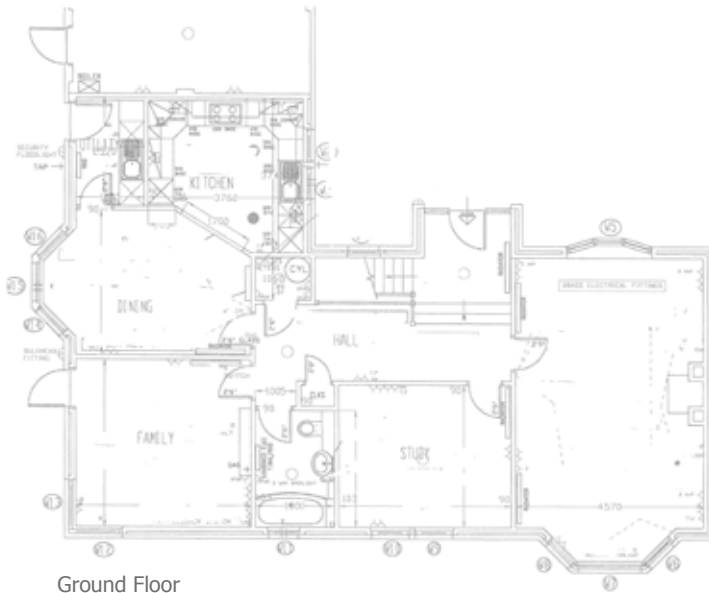
Exterior

To the front of the property there is a double width monoblock path to the front entrance door and a monoblock double driveway suitable for off-street parking. The front garden is mainly laid to lawn with flower border and interspersed with feature trees. A wrought iron gate to the side of the property leads to a clothes drying area. From here steps lead down to a blonde stone paved area overlooking the garden. Further steps give access to a feature decked area and the private south facing large landscaped garden. The garden is mainly laid to a contoured lawn with various large flower beds containing a great variety of interesting flowering plants, shrubs and trees, interspersed with feature wooden arbours. There is a timber summerhouse and the garden is enclosed by high wooden fencing.

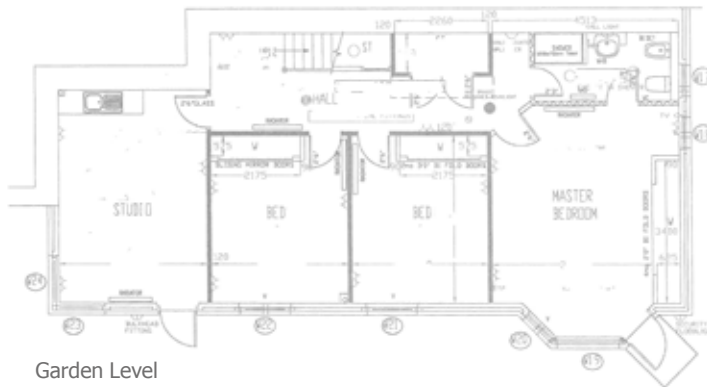
Attached Double Garage

Two up and over doors to front. Pedestrian door to side. 'Valliant' gas boiler. Power and light.





Ground Floor



Garden Level

10 Walker Place, St Andrews, KY16 9NY

Room Dimensions

Reception Hall		
Sitting Room	25'7" into windows x 14'10"	7.79m into windows x 4.52m
Family Room	14'1" x 12'11"	4.35m x 3.94m
Dining Room	15'10" x 11'4"	5.05m x 3.47m
Study	13'4" x 11'2"	4.10m x 3.42m
Kitchen	12'1" x 12'1"	3.70m x 3.70m
Utility Room	8'3" x 5'1"	2.51m x 1.55m
Master Bedroom	18'5" x 14'11"	5.57m x 4.54m
'Jack and Jill' Shower Room	11'3" x 5'2"	3.44m x 1.57m
Bedroom 2	13'8" x 10'9"	4.16m x 3.28m
Bedroom 3	12'10" x 10'9"	3.92m x 3.28m
Garden Room/ Bedroom 4	16'5" x 11'7"	5.01m x 3.53m
Bathroom	6'10" x 6'2"	2.08m x 1.89m



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In detail the accommodation comprises:

Reception Hall

Wooden entrance door with glazed panel to either side. Window to front. Split level hall. Hatch to attic. Cornice. Built-in cupboard with light and housing the hot water tank and electricity meter. Built-in cloaks cupboard. Doors to sitting room, family room, study, kitchen and bathroom. Stairs with feature wooden balustrade to lower floor.

Sitting Room

Large feature bay window to rear with views over rooftops to countryside. Bay window to front. Living flame gas fire set in feature stone surround and hearth. Cornice. Two radiators. Seven downlighters.

Family Room

Double corner window to rear and side. Glazed door to patio. Newly installed electric fire set in feature wooden surround with marble inset and hearth. Cornice. Radiator. Two downlighters.

Study

Double window to rear. Fitted office furniture with drawer units, open shelving, storage cupboards and five halogen downlighters. Radiator. Ceiling light with triple spotlight.

Bathroom

Opaque glazed window to rear. Three piece white suite. WC and wash hand basin fitted in vanity unit with storage cupboards below, fixed fitted wall mirror, two halogen downlighters, store cupboard and shaver point behind. Tiled to dado height. Ladder towel rail/radiator. Amtico flooring.

Dining Room

Feature bay window to side. Traditional cast iron feature fire surround. Cornice. Radiator. Large opening to kitchen. Door to utility room.

Kitchen

Double window to side. Bespoke 'Mark Wilkinson' wooden fitted kitchen with Mediterranean marble worktops. Integrated 'AEG' fridge freezer, dishwasher, electric oven, microwave and five ring gas burner with extractor hood. Feature open shelving. Tiled around worktops. 'Amtico' flooring. Three downlighters. Recess lighting under wall units.

Utility Room

Glazed door to side. Fitted base and wall units with worktop, stainless steel sink and drainer. Space and plumbing for washing machine. Tiled splashback around worktop. Radiator. Pendant light.

Lower Floor Hall

Built-in understairs storage cupboard. Built-in large double storage cupboard with shelves and light. Cornice. Wall light. Three downlighters. Doors to bedrooms and 'Jack and Jill' shower room.

Master Bedroom

Feature bay window with glass door to garden. Window to side. Two built-in double wardrobes. Radiator. Two downlighters. Door to 'Jack and Jill' shower room.

'Jack and Jill' Shower Room

Opaque glazed window to side. WC, bidet and wash hand basin fitted in vanity unit with storage cupboard below and fixed fitted mirror with light, shaver point and tiled splashback behind. Large fully tiled shower cubicle with 'Mira' mains shower. Radiator. Two ceiling lights. Tiled flooring.

Bedroom 2

Window to rear. Built-in double wardrobe. Radiator. Pendant light.

Bedroom 3

Window to rear. Built-in double wardrobe with mirror doors. Radiator. Pendant light.

Garden Room/Bedroom 4

Double corner window to rear and side. Built-in stainless steel sink and drainer with storage cupboard below (as the

room was originally utilised as artist's studio). Cornice. Radiator. Two ceiling lights. Door to rear garden.

Fixtures and Fittings

Included within the sale are all the fixed fitted floor coverings and blinds.

Other Information

Double glazing and gas central heating

Council Tax Band "G"

EPC Rating "D"

Directions

From Thorntons' property office turn right down Bell Street and then turn left into St Mary's Place, go straight through the roundabout into Double Dykes Road, at the end of the road turn right into Hepburn Gardens. At the roundabout take the second exit into Buchanan Gardens continue until the next mini roundabout, take the first exit into Lumsden Crescent. Take the second left into Walker Place and then first right and the property is situated on your right hand side where a 'For Sale' board will be in evidence.





Thorntons

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4 Public



Double Garage



4 Bed



EPC Rating



2 Bath



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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

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