



This elegant semi detached property (circa 1926), set in beautiful extensive private garden grounds and with delightful views over St Andrews University playing fields and Observatory, is situated in one of the most sought after residential area of St Andrews. The property offers a rare opportunity of acquiring an exceptional family home, with the addition of a separate self-contained luxury one bedroom apartment.

The special property has been refurbished to reflect modern family living whilst retaining fine period features. There are many attractive features which give the house much character from the superb fully fitted living dining kitchen with its bi-fold doors opening to the large monoblocked south facing patio, ideal for entertaining and relaxing, the grand sitting dining room which also gives access to the rear garden, to the master bedroom with its private south facing balcony, en suite shower room and dressing room.

The extremely spacious accommodation comprises:

Main House - entrance porch, entrance hall, sitting dining room, family room, luxury living dining kitchen, master bedroom with balcony, en suite shower room and dressing room, three further double bedrooms, study/bedroom five, bathroom with copper roll top bath, shower room and utility room.

Apartment – entrance hall, living dining kitchen, double bedroom and 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

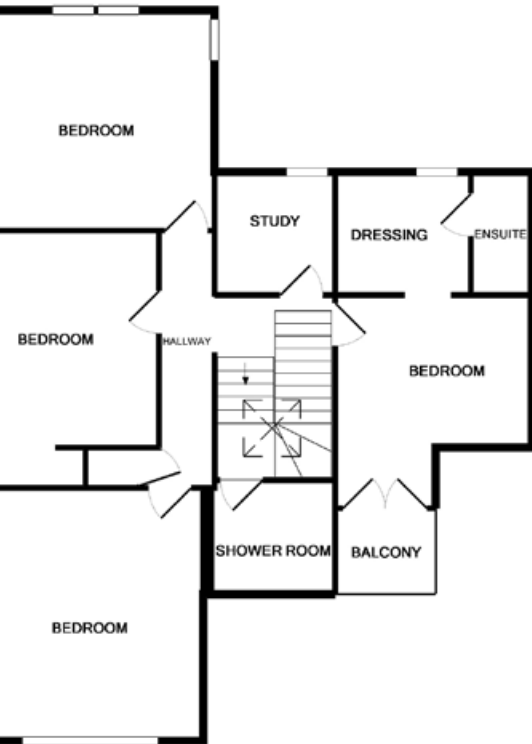
To the front of the property is mainly laid to monoblock, suitable for ample off street parking. The front garden has an attractive rockery containing a variety of heathers and mature shrubs.

The large private enclosed rear garden has a large monoblock south facing patio which leads to the contoured lawn with deep flower borders containing a great variety of mature shrubs and trees. There is a large timber garden shed.

From the feature spiral staircase leads to a decked balcony, with feature wrought iron railings, and gives access to the apartment.



GROUND FLOOR



24 Buchanan Gardens, St Andrews, KY16 9LU

## Room Dimensions

### Main House

Entrance Porch	9'3" x 4'5"	2.83m x 1.36m
Family Room	16'7" x 15'11"	5.05m x 4.85m
Sitting Dining Room	26'7" x 16'6" at widest point	8.10m x 5.04m
Living Dining Kitchen	20' x 5.07m	6.11m x 15'8"
Utility Room	10'4" x 4'9"	3.61m x 1.46m
Bathroom	10'6" x 7'1"	3.21m x 2.17m
Shower Room	6'10" x 6'7"	2.09m x 2.02m
Master Bedroom	11'9" x 10'9"	3.60m at widest point x 3.29m
Dressing Room	6'9" x 7'2"	2.07m x 2.18m
En Suite Shower Room	7'2" x 2'5"	2.18m x 1.05m
Bedroom 2	13'6" x 12'9"	4.16m x 3.90m
Bedroom 3	12'11" x 14'2"	3.94m x 4.33m
Bedroom 4	12'6" x 10'6"	3.82m x 3.20m
Bedroom 5	7'1" x 6'11"	2.17m x 2.12m

### Apartment

Living Dining Kitchen	21'7" x 9'4"	6.63m x 2.87m
Bedroom	12'9" x 10'9"	3.90m x 3.29m
Shower Room	8'1" x 5'6"	2.46m x 1.68m

1ST FLOOR



# 24 Buchanan Gardens, St Andrews, KY16 9LU

In detail the accommodation comprises:

## Main House

### Entrance Porch

Half glazed entrance door. Single glazed windows to front and side. Slatted shelves. Original feature tiled flooring. Half glazed door to entrance hall.

### Entrance Hall

Built-in meters cupboard. Doors to family room, sitting dining room, living dining kitchen, utility room and bathroom. Staircase to upper floor.



### Family Room

Triple sash window to front. Window to east. Window to either side of fire surround, to west. Open fire set in feature wooden surround with cast iron inset and marble hearth. Two built-in feature shelved alcoves with storage cupboard below. Picture rail. Laminate flooring.



### Sitting Dining Room

Large full width picture window to rear. Open fire set in feature timber surround with brick inset on slate hearth. Cornice. Laminate flooring. Door to garden.



### Living Dining Kitchen

Six bi-fold doors, with glazed panels over, to rear. Self-cleaning glazed pitched roof. Fitted base and wall units with co-ordinating worktop. Large 'Rangemaster' cooker with five gas burners. Acrylic one and half bowl sink and drainer. Integrated 'Bosch' dishwasher. Large American style



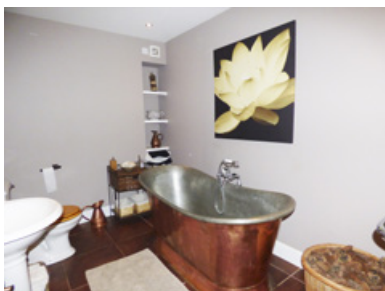
'Daewoo' fridge freezer. Feature tiling around worktops. Open shelving. Ceramic tiled flooring. Ample space for dining table and chairs.

### Utility room

Sash window to front. Fitted base units with worktop. 'Hotpoint' washing machine 'Vokera' gas boiler. Tiled flooring.

### Bathroom

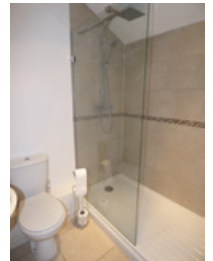
White WC and wash hand basin. Free standing copper roll top bath with shower attachment. Traditional styled radiator/towel rail. Feature shelved alcove. Six halogen downlighters.



On turn of stairs door to shower room.

### Shower Room

White WC and wash hand basin with feature tiled splash back. Large walk-in shower cubicle with mains shower. Built-in storage cupboards. Chrome ladder towel rail/radiator. Tiled flooring.

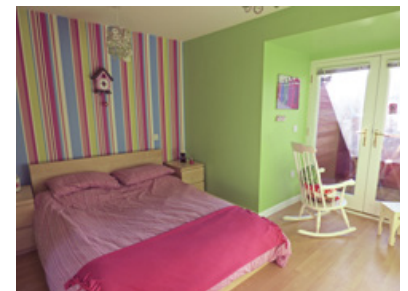


### Upper Floor Landing

Large 'Velux' window to rear. Dado rail. Storage cupboard with slatted shelves and housing the newly installed hot water tank. Doors to bedrooms.

### Master Bedroom

Double patio doors to rear balcony overlooking south facing garden. Laminate flooring. Opening to dressing room.

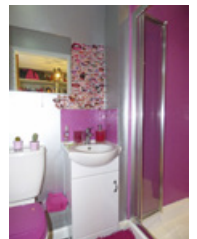


### Dressing Room

Frosted sash window to front. Built-in storage with hanging rails, shelves and drawers. Laminate flooring. Door to en suite shower room.

### En Suite Shower Room

White WC and wash hand basin, fitted in vanity unit with storage cupboard below. Built-in



shower cubicle with mains shower and wet walls. Tiled flooring. Two halogen downlighters.

**Bedroom 2**

Two sash windows to front. Sash window to east and sash window to west. Three double wardrobes with storage cupboard over. Picture rail. Laminate flooring.



**Bedroom 3**

Large window to rear overlooking south facing garden. Fitted bedroom furniture, comprising two double wardrobes with storage cupboards over, fitted dressing table with fixed fitted mirror, light and storage cupboard below. Cornice. Laminate flooring.



**Bedroom 4**

Window, with deep sill, to side. Fitted double wardrobe with storage cupboard over. Fitted vanity unit with wash hand basin, storage cupboards, fixed fitted mirror and light. Laminate flooring.



**Bedroom 5**

Sash window to front. Hatch to attic. Open shelving.

**Apartment**



**Entrance Hall**

Double glazed entrance door. Two halogen downlighters. Oak flooring. Opening to living dining kitchen. Doors to bedroom and bathroom.

**Living Dining Kitchen**

Glazed door to balcony and full height window to side. Glazed door with 'Juliette' balcony overlooking garden to rear. Feature frosted glass brick window to side. Fitted base units with wooden worktop. Feature tiling round worktop. Integrated 'Moffat' electric over and gas hob. Integrated fridge. Coombed ceiling. Seven halogen downlighters. Oak flooring.



**Bedroom**

Two glazed doors with 'Juliette' balcony to front. Coombed ceiling. Oak flooring. Four halogen downlighters.



**Bathroom**

Three piece white suite with shower attached to bath tap. Fully tiled behind bath and wash hand basin. Feature shelf. Coombed ceiling. Tiled flooring.



**Integral Tandem Garage**

Up and over door to front. Pedestrian door to front and rear.

**Fixtures and Fittings**

Fixed fitted floor coverings, curtains, blinds and 'Hotpoint' washing machine.

**Other Information**

Double glazing. Gas central heating.

**Council Tax Band 'G'**

**EPC Rating**

Main House 'D'  
Apartment 'C'

**Directions**

From the St Andrews 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, continue into Buchanan Gardens and after a few hundred yards the property is situated on your left hand side, where a 'For Sale' board will be in evidence.



# Thorntons

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[thorntons-property.co.uk](http://thorntons-property.co.uk)



## Main House



3 Public



5 Bed



3 Bath



EPC Rating



Integral Garage

## Apartment



1 Public



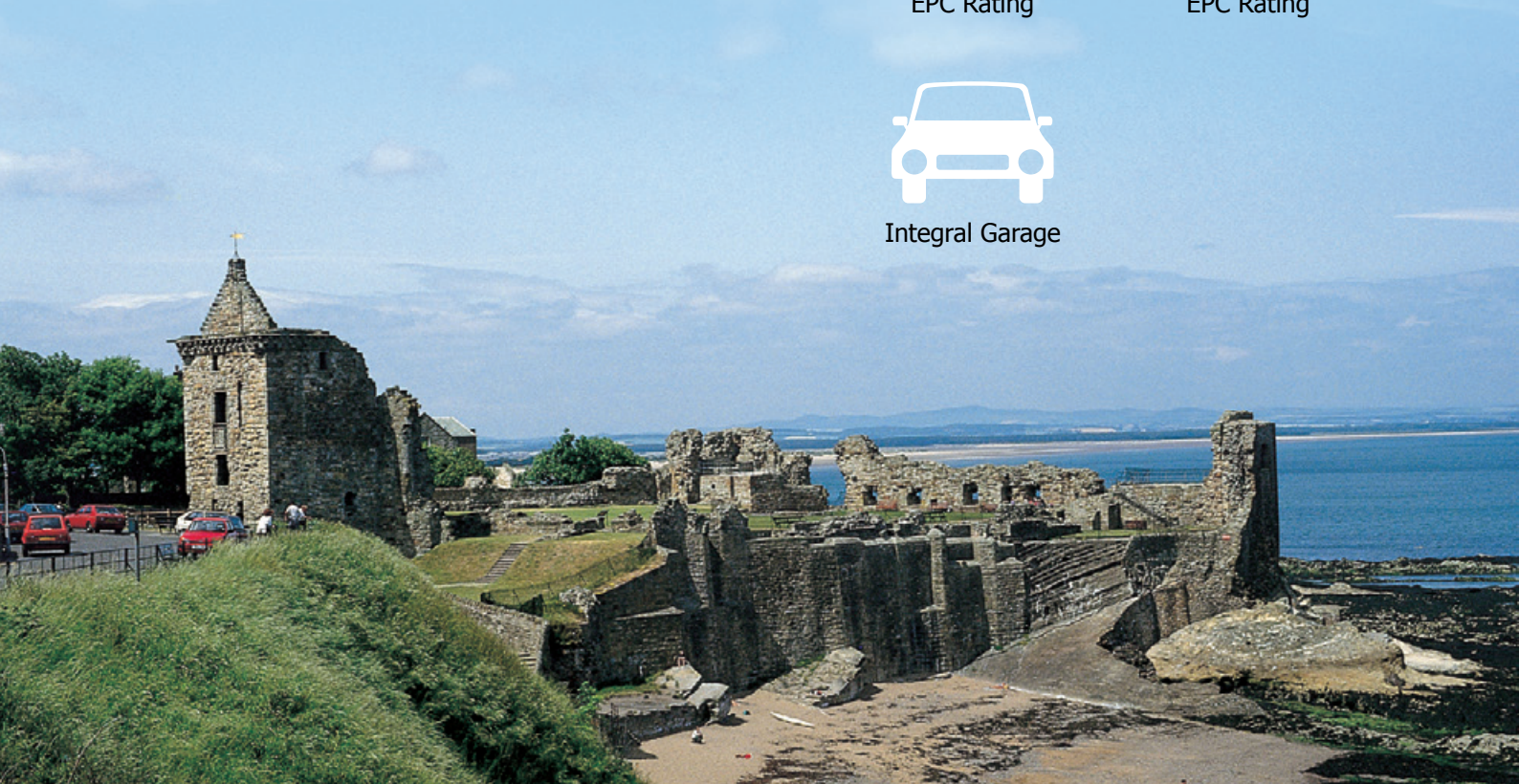
1 Bed



1 Bath



EPC Rating



Thorntons is a trading name of Thorntons Law LLP.

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.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.