

Thorntons

6 Abbey Villa, Abbey Walk,
St Andrews, KY16 9LB



This superb end terraced modern property, quietly and enviably located to the rear of Abbey Villa, a few minutes walk from the main shopping facilities, restaurants and St Andrews Cathedral and Castle. The property is approximately a ten minutes walk to the Old Course and is also within easy walking distance of all university departments.

The property benefits from many delightful features, from the spacious sitting dining room with patio doors to garden, the modern fitted breakfasting kitchen, the attractive pine doors, skirtings and staircase, to the recently installed modern white bathroom suite.

The well maintained accommodation comprises Entrance Vestibule, Entrance Hall, Sitting Dining Room, Breakfasting Kitchen, two Double Bedrooms, Bathroom and Cloakroom.

Location

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.

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Room Dimensions

Entrance Vestibule	6'10" x 3'6"	2.10m x 1.07m
Entrance Hall		
Sitting Dining Room	16'0" x 12'4"	4.88m x 3.78m
Breakfasting Kitchen	12'7" x 8'3"	3.19m x 2.53m
Bedroom 1	15'6" x 12'7"	4.74m x 3.85m
Bedroom 2	12'8" x 8'9"	3.85m x 2.68m
Bathroom	6'2" x 6'0"	1.88m x 1.85m
Cloakroom	6'8" x 2'11"	2.04m x 0.90m





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.

In detail the accommodation comprises:

Feature covered entrance with outside light.

Entrance Vestibule

Storm door with decorative glass panels. Triple glazed window to front. Built-in cupboard housing the electricity meter. Coat hooks. Cornice. Pendant light. Tiled flooring. Bevelled glass door with glazed panels to side to entrance hall.

Entrance Hall

Built-in understairs storage cupboard. Feature open shelving. Cornice. Radiator. Two pendant lights. Wooden laminate flooring. Bevelled glass doors to sitting dining room and breakfasting kitchen. Door to cloakroom.

Sitting Dining Room

Two triple glazed windows to front. Triple glazed patio doors to side. Fitted full height wooden bookcase with storage cupboards below. Further fitted bookcase. Cornice. Radiator. Four downlighters. Wood laminate flooring.

Breakfasting Kitchen

Two triple glazed windows to side. Fitted base and wall units with co-ordinating worktops. Tiled around worktops. Integrated stainless steel 'Hotpoint' double oven, 'Hotpoint Schott Ceran' electric hob with 'Whirlpool' extractor fan. 'Hotpoint' washing machine. Integrated 'Bosch' fridge freezer. Integrated 'Hotpoint' dishwasher. 'Worcester' gas boiler. Cornice. Four LED spotlights on track. Recessed lighting under wall units. Halogen wall mounted spotlight. Tiled flooring. Space for breakfasting table and chairs.

Cloakroom

Cream WC and wash hand basin with tiled splashback. Extractor fan. Radiator. Two halogen downlighters.

Upper Floor Landing

'Velux' window to rear. Built-in airing cupboard with slatted shelves and housing the hot





water tank. Cornice. Doors to bedrooms and bathroom.

Bedroom 1

Two triple glazed windows to front. Two triple glazed windows to side. Built-in double wardrobe with hanging rail and shelves. Hatch to attic. Cornice. Radiator. Pendant light.

Bedroom 2

Two triple glazed windows to side. Built-in wardrobe with hanging rail and shelves. Cornice. Radiator. Pendant light.

Bathroom

'Velux' window to front. Modern three piece white suite. WC and wash hand basin fitted in vanity shelf with storage cupboards below. Shower attachment to bath tap. Fully tiled around bath and to dado height behind bathroom fittings. Shaver point. Bathroom cabinet with mirrors. Chrome ladder towel/radiator. Two LED downlighters. 'Karndean' tiled flooring.

Exterior

To the front of the property a paved path leads to the front entrance door and to the side of the property. The garden is mainly

laid to lawn with feature flower borders containing a variety of herbaceous flowering plants, shrubs and climbers. There is a small west facing patio and a feature high stone wall. Timber garden shed.

There is a designated parking space and also visitor parking.

Fixtures and Fittings

Included within the sale are all the fixed fitted floor coverings, wooden bookcases and kitchen appliances previously mentioned (sold as seen with no guarantees given).

Other Information

Triple glazing. Gas central heating

Council Tax Band "E"

EPC Rating "C"

Directions

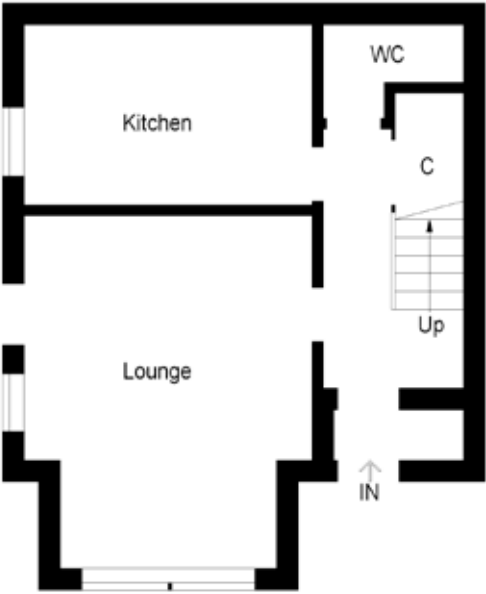
From South Street head east towards the Cathedral, turn right into Abbey Street, continue passed Abbey Villa and take the first right into the private car park behind the high stone wall, from here steps lead to a path to the rear of Abbey Villa and the property is situated on your right hand side. A 'For Sale' board will be in evidence.



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Ground Floor



First Floor



Illustrative only. Not to scale.

Thorntons

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thorntons-property.co.uk



1 Public



2 Bed



2 Bath



Private
Parking



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.