



This most attractive modern semi detached property, with open outlook to rear, is enviably located in a quiet cul de sac within a popular 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 bright well maintained accommodation comprises on the ground floor; entrance hall, sitting room giving access to the modern fitted dining kitchen with its integrated oven and five ring gas hob and walk-in utility cupboard, and cloakroom, on the upper floor; upper floor landing with large access hatch, with "Ramsay" style ladder, to the spacious floored attic with light, three bedrooms and family bathroom with newly installed Mira shower. The property benefits from gas central heating fired by a newly installed Worcester combi boiler, double glazing, hard wired smoke alarms with battery back-up and battery carbon monoxide monitors. The sale includes the fixed fitted floor coverings and window blinds.

To the front of the property there is a paved driveway suitable for off street parking and the garden is mainly laid to lawn. The private enclosed rear garden is mainly laid to lawn and surrounded by high fencing.

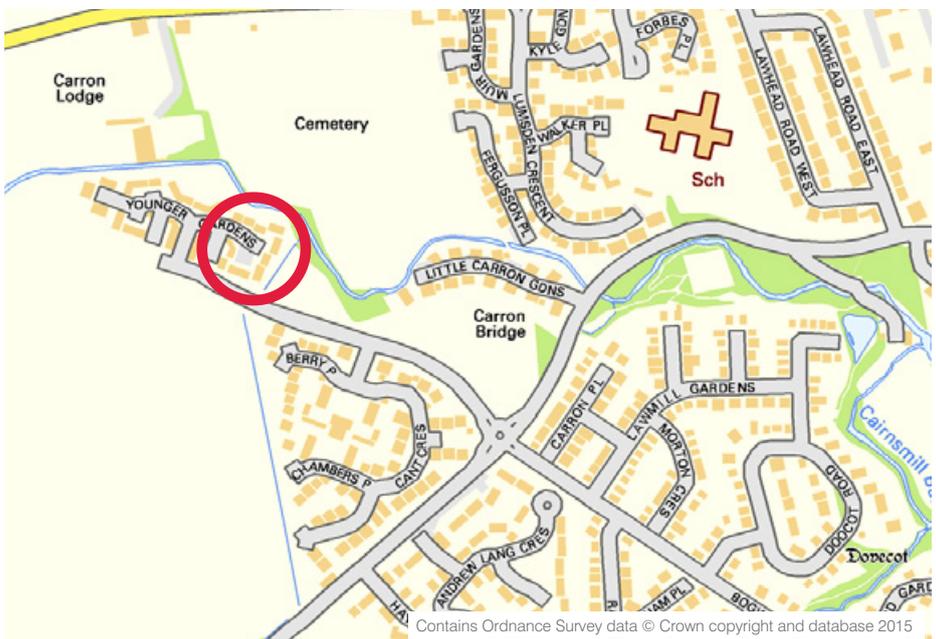
Location

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).

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.







60 Younger Gardens, St Andrews, Fife, KY16 8AB

Room Dimensions

Sitting Room	4.78m x 3.39m	15'8" x 11'1"
Dining Kitchen	5.73m x 2.58m	18'10" x 8'6"
Utility	2.28m x 1.05m	7'6" x 3'5"
Cloakroom	1.92m x 1.20m	6'4" x 3'11"
Bedroom 1	3.58m x 2.62m	11'9" x 8'7"
Bedroom 2	3.75m x 3.42m	12'4" x 11'3"
Bedroom 3	3.11m x 2.22m	10'2" x 7'3"
Bathroom	2.91m x 1.92m	9'7" x 6'4"



Illustrative only. Not to scale.

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Thorntons

St Andrews: 17-21 Bell Street, St Andrews, Fife KY16 9UR
Tel 01334 474200 Fax 01334 476366
E: standrews@thorntons-law.co.uk

Anstruther: Tel 01333 310481 E: anstruther@thorntons-law.co.uk
Arbroath: Tel 01241 876633 E: arbroath@thorntons-law.co.uk
Cupar: Tel 01334 656564 E: cupar@thorntons-law.co.uk
Dundee: Tel 01382 200099 E: dundee@thorntons-law.co.uk
Forfar: Tel 01307 466886 E: forfar@thorntons-law.co.uk
Perth: Tel 01738 443456 E: perth@thorntons-law.co.uk

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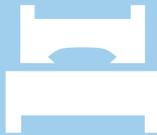


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Fife Solicitors Property Centre

SPC SCOTLAND
spcscotland.co.uk



1 Public



3 Bed



2 Bath



Off street
parking



EPC Rating

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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.

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.