



11 Cairnhill Gardens, St Andrews, Fife,
KY16 8QY

Thorntons are delighted to bring to the market this immaculately presented semi-detached villa located in this quiet yet popular cul-de-sac which has direct access onto the Lade Braes walk which takes you directly into St Andrews centre. Cairnhill Gardens is situated on the outer edge of St Andrews and is within walking distance of Craigtoun Park and excellently located for easy commuting to Cupar, Dundee and beyond.

The property comes to the market in 'Move-in' condition and comprises entrance porch, sitting room, dining kitchen, two double bedrooms and bathroom. The entrance porch with window seat looks out over the front garden and gives direct access into the main hall. The hallway gives access off to the sitting room and bathroom. The sitting room has a large picture window to the front, free standing fire surround with electric fire and door through into the dining kitchen. The dining kitchen is fitted with modern units, gas hob and oven along with space and plumbing washing machine and tumble dryer and/or dishwasher, breakfast bar and dining area with space for good sized dining suite. (the fridge freezer may be available by separate negotiation and the dining area light fitting is not included). The bathroom has a modern white suite with shower over bath, vanity sink and w.c. with hidden cistern.

Upstairs there are two double bedrooms, both with fitted wardrobes and the landing gives access to a large walk in cupboard and access hatch to the loft space.

There are well maintained gardens to the front and rear of the property with the rear garden being the larger area. Recently re-fenced provides a good sized area of lawn which is bordered by mature planted beds, small pond and large timber shed and greenhouse.

To the side of the property is a good sized driveway which leads to the single garage.

This property also benefits from double glazing and gas central heating.

Viewing is highly recommended to appreciate all this property has to offer.

- Semi Detached
- Move in Condition
- Walking Distance of Craigtoun Park & Lade Braes Walk into Town
- Sitting Room
- Dining Kitchen
- 2 Bedrooms
- Quiet Cul-de-sac
- Lovely Gardens
- EPC Rating D





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Room Dimensions

Entrance Hall		
Living Room	16'11 x 11'8	(5.16m x 3.56m)
Kitchen	18'3 x 8'4	(5.56m x 2.54m)
Bedroom 1	15'9 x 11'11	(4.80m x 3.63m)
Bedroom 2	7'10 x 9'7	(2.39m x 2.92m)
Bathroom	6'10 x 6'6	(2.08m x 1.98m)



Ground Floor



First Floor

Illustrative only. Not to scale.



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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.

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