

Thorntons

14 Lawmill Gardens, ST Andrews,
Fife, KY16 8QS



14 Lawmill Gardens, St Andrews is a well presented semi-detached villa situated in this popular, quiet residential area of St Andrews. Lawmill Gardens is much sought after location and is connected to the town centre by the famous Lade Braes woodland walk along the Kiness Burn (1.25 miles). This property has been extended in recent years to provide a utility/breakfast room with french doors leading onto a rear decked area of the garden.

The property comes to the market in good condition with the accommodation comprising, entrance porch, downstairs w.c., sitting room, dining room, kitchen, utility/breakfast room, three bedrooms and family bathroom.

The sitting room has a large picture window to the front of the property which allows plenty natural light into the room, focal fireplace and an arch opens into the dining room, which also benefits from a large picture window to the rear and space for a formal dining suite. The kitchen is fitted with ample base and wall units along with solid wood work surfaces, Belfast style sink, gas hob, double oven and washing machine all included in the sale price.

Upstairs there are two double bedrooms and a single bedroom along with a modern family bathroom with three piece white suite.

There are easily maintained gardens to the front and rear of the property along with a substantial driveway to the side which leads to a single garage and the rear garden.

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 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.



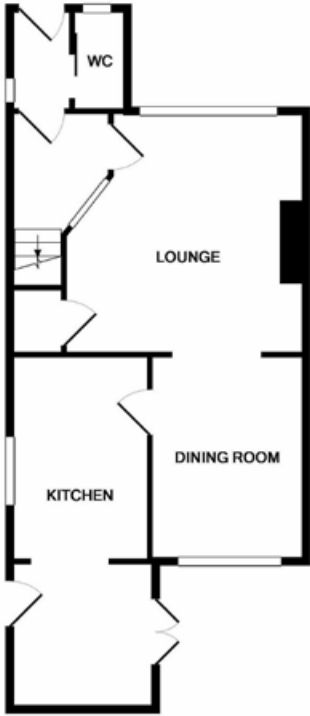




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Room Dimensions

Sitting Room	13'7 x 13'5	(4.14m x 4.09m)
Dining Room	11'5 x 8'9	(3.48m x 2.67m)
Kitchen	10'6 x 7'8	(3.20m x 2.34m)
Utility	8'10 x 8'0	(2.69m x 2.44m)
Bedroom 1	11'9 x 10'2	(3.58m x 3.10m)
Bedroom 2	13'9 x 8'9	(4.19m x 2.67m)
Bedroom 3	10'8 x 7'9	(3.25m x 2.36m)
Bathroom	6'2 x 6'1	(1.88m x 1.85m)
WC	5'1 x 3'1	(1.55m x 0.94m)



GROUND FLOOR



1ST FLOOR

Illustrative only. Not to scale.



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PSPC



TSPC



SPC SCOTLAND
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2 Public



3 Bed



1 Bath



Garage and
Drive



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.