



7 Freddie Tait Street, St Andrews,
Fife, KY16 8HQ

This superbly extended mid terraced property is ideally situated within an established residential area close to primary and secondary schools, supermarkets and the St Andrews Community Hospital and doctors' surgeries. The property is also within walking distance of the town centre.

The bright accommodation comprises on the ground floor: entrance vestibule, entrance hall, sitting room with feature pitched ceiling and sliding patio doors to garden, spacious fitted breakfasting kitchen, dining room or bedroom three and shower room, and on the upper floor two double bedrooms and bathroom.

The property benefits from gas central heating, double glazing and good storage throughout. The fridge/freezer, washing machine, free standing cooker with ceramic hob and all curtains and carpets are included in the sale.

The garden to front is laid to a variety of shrubs and evergreens. The low maintenance rear garden is mainly laid bark interspersed with a variety of shrubs and enclosed by hedging. There is a timber garden shed.

The property is equally suitable as a permanent residence or could be considered for its investment potential through letting.

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. 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.

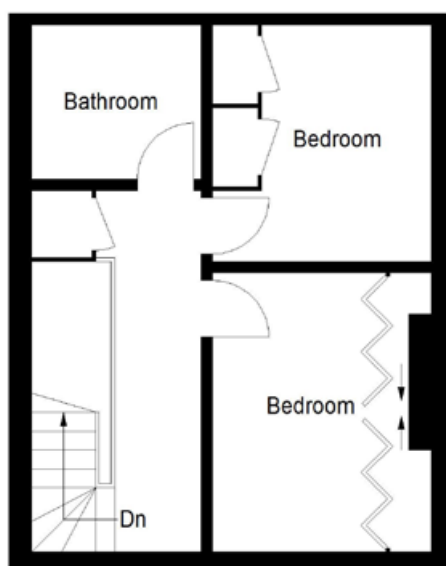
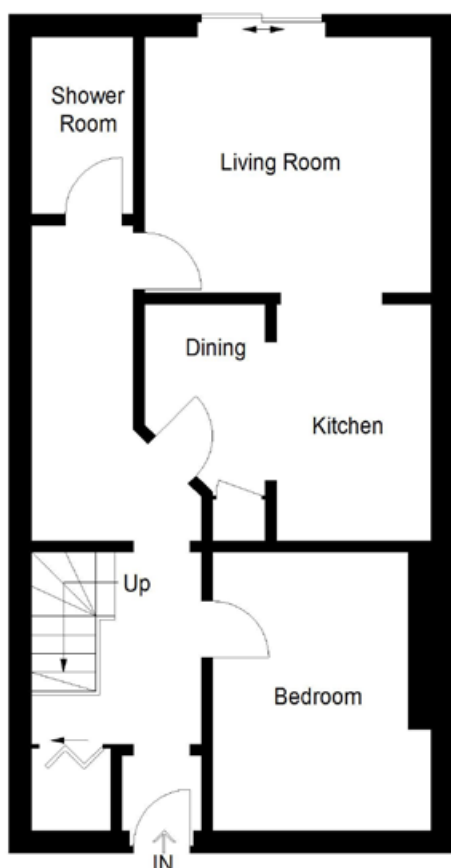
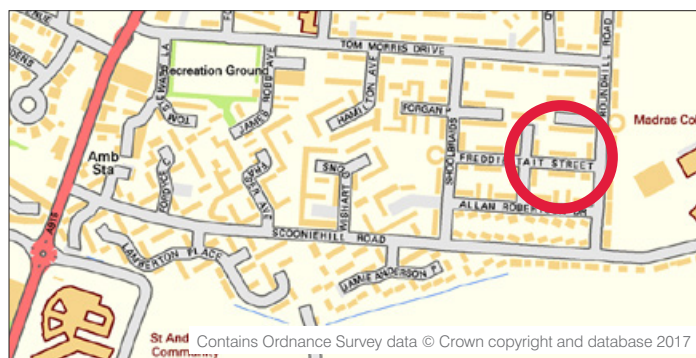
- Mid Terraced Property
- Sitting Room
- Breakfasting Kitchen
- 3 Double Bedrooms
- Bathroom
- Shower Room
- Double Glazing
- Gas Central Heating
- Garden
- Timber Shed
- EPC Rating C



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Room Dimensions

Sitting Room	15'1 x 12'6	(4.60m x 3.81m)
Breakfasting Kitchen	14'3 x 11'4	(4.34m x 3.35m)
Dining Room/ Bedroom 3	10'8 x 9'5	(3.25m x 2.87m)
Bedroom 1	11'4 x 10'2	(3.45m x 3.10m)
Bedroom 2	12'3 x 9'5	(3.73m x 2.87m)
Shower Room	9'0 x 4'11	(2.74m x 1.50m)
Bathroom	6'11 x 5'11	(2.11m x 1.80m)



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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