



12 Morton Crescent

| St Andrews | KY16 8RA

Thorntons 
Let's get a move on!





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Description

This superbly extended detached family home is enviably situated in a quiet cul de sac within a desirable residential area 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 and Canongate Primary schools.





Description

The side extension was originally added as a granny annex but has since been included as part of the family home, however, adding to the versatility of the property this could be converted back and utilised as a separate one bedroom granny/letting apartment.

The property has been further extended to the rear to allow for modern family living. From the family/TV room double bi-fold doors open to the luxury dining kitchen with its feature pitched ceiling.

The beautifully presented spacious accommodation comprises on the ground floor: entrance hall, elegant sitting room, family room, fitted dining kitchen, utility room, master bedroom with full wall of fitted wardrobes and patio doors to garden, guest bedroom with en suite shower room, family bathroom with separate shower cubicle, cloakroom and rear porch and, on the first floor: four further double bedrooms and shower room.

To the side of the property there is an integral single garage with off street parking. The front garden is laid to lawn with feature flower borders and mature trees, enclosed by high evergreen hedging. The spacious rear garden is mainly laid to lawn interspersed with a feature shrubbery and various seating areas, ideal for catching the sun at all times of the day. There is a timber garden shed.

Location

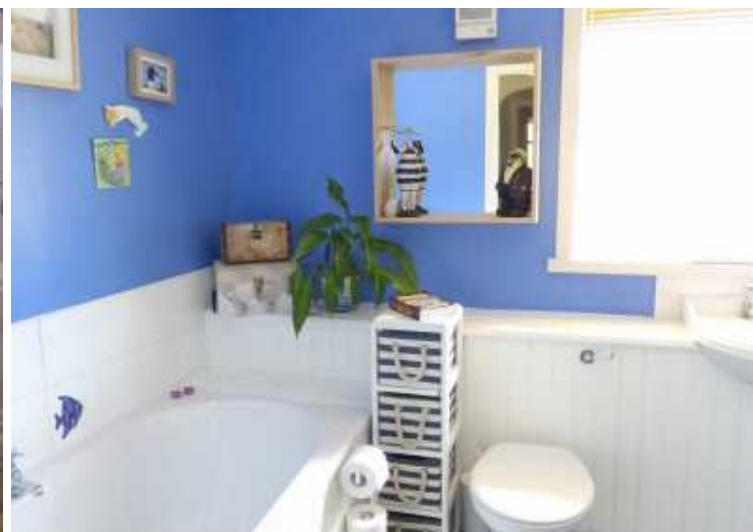
The historic town of St Andrews is without doubt one of the most popular locations in Britain. St Andrews is home to the Royal and Ancient Golf Club and the famous Old Course. Its amenities include Scotland's oldest university, founded in 1413, beautiful award winning beaches, historic buildings, including 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.

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.

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. EPC - D







Sitting Room	19'4 x 11'11	5.89m x 3.63m
Family Room	10'9 x 10'0	3.28m x 3.05m
Dining Kitchen	15'2 x 11'1	4.62m x 3.38m
Utility Room	11'1 x 7'1	3.38m x 2.16m
Bedroom 1	16'5 x 13'10	5.00m x 4.22m
Bedroom 2	11'3 x 9'8	3.43m x 2.95m
Bedroom 3	12'2 x 11'0	3.71m x 3.35m
Bedroom 4	12'2 x 8'3	3.71m x 2.51m
Bedroom 5	11'0 x 10'5	3.35m x 3.18m
Bedroom 6	11'0 x 8'9	3.35m x 2.67m
En-Suite Shower Room	7'0 x 5'1	2.13m x 1.55m
Bathroom	8'7 x 7'5	2.62m x 2.26m
Shower Room	6'3 x 5'5	1.91m x 1.65m
Cloakroom	6'0 x 3'5	1.83m x 1.04m
Rear Porch	7'1 x 4'3	2.16m x 1.30m

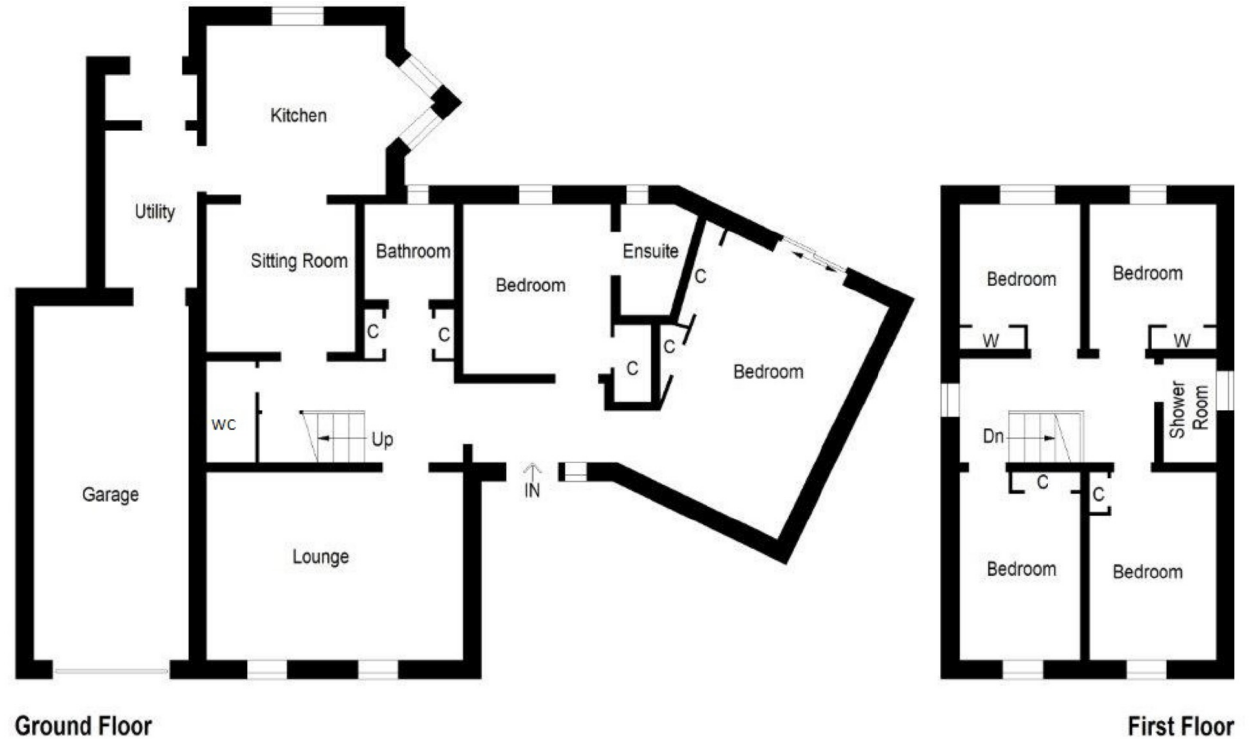


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