



Offers Over £300,000



13 Ruthven Place, St Andrews, Fife, KY16 8SJ

This most attractive detached property is enviably located in a quiet cul-de-sac, within a highly desirable residential area of St Andrews. The property is within easy walking distance of Canongate Primary school, supermarkets and the St Andrews Community Hospital and doctors' surgeries.

This bright family home has been well maintained and the spacious accommodation comprises on the ground floor: entrance vestibule, entrance hall, storage cupboards, sitting room with sliding doors to dining room, conservatory, fitted kitchen and cloakroom with WC, and on the upper floor: four bedrooms and shower room with WC. Attic space with drop down ladder provides additional storage.

To the side of the property there is a large monoblocked driveway suitable for ample off-street parking which leads to the garage and main entrance door. The low maintenance front garden is mainly laid to stone chips. To the rear of the property there is a large monoblocked patio and from here the garden is laid to stone chips and surrounded by high hedging and evergreens. 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 (formerly St Andrews Bay).

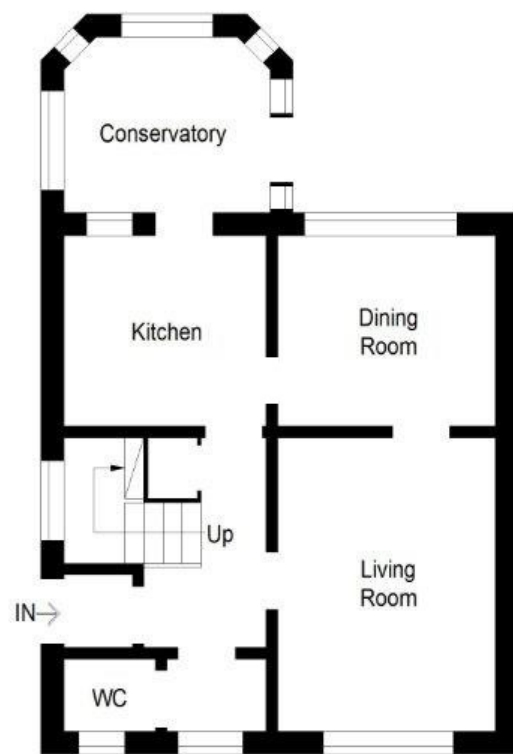
St Andrews provides good state schooling at Madras College and private schooling at St Leonards (for girls and boys up to the age of eighteen). The High School of Dundee is within easy reach.

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.



Room Dimensions

Sitting Room	15'8 x 12'10	(4.78m x 3.91m)
Dining Room	12'3 x 9'10	(3.73m x 3.00m)
Conservatory	14'3 x 13'3	(4.34m x 4.04m)
Fitted Kitchen	11' x 10'2	(3.35m x 3.10m)
Bedroom 1	13'4 x 10'4	(4.06m x 3.15m)
Bedroom 2	10'4 x 10'0	(3.15m x 3.05m)
Bedroom 3	10'11 x 8'7	(3.33m x 2.62m)
Bedroom 4	9'10 x 5'6	(3.00m x 1.68m)
Shower Room	6'11 x 6'1	(2.11m x 1.85m)
Cloakroom	3'11 x 3'9	(1.19m x 1.14m)
WC	5'9 x 3'9	(1.75m x 1.14m)



Ground Floor



First Floor









Thorntons

Let's get a move on!

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

Edinburgh: Tel 0131 225 8705

E: edinburgh@thorntons-law.co.uk

Forfar: Tel 01307 466886

E: forfar@thorntons-law.co.uk

Kirkcaldy: Tel 01592 803400

E: kirkcaldy@thorntons-law.co.uk

Montrose: Tel 01674 673444

E: montrose@thorntons-law.co.uk

Perth: Tel 01738 443456

E: perth@thorntons-law.co.uk

thorntons-property.co.uk



3 Public



Garage & Driveway



4 Bed



EPC Rating



1 Bath



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.