



17 Hay Fleming Avenue, St Andrews, Fife,
KY16 8YH

This most attractive detached bungalow is enviably located in a quiet cul-de-sac, within a popular mature residential development 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 Primary school.

The beautifully maintained accommodation comprises; entrance hall, spacious sitting room, dining room or could be utilised as bedroom three, modern fitted dining kitchen, two double bedrooms and bathroom. The property benefits from gas central heating and double glazing. The sale includes the fixed fitted floor coverings and the free standing kitchen appliances, sold as seen with no guarantees given.

To the front of the property there is a large paved driveway suitable for off-street parking which leads to the single garage. The front garden is mainly laid to lawn interspersed with a mature tree. To the rear of the property there is a landscaped low maintenance garden mainly laid to stone chips with feature flower beds and a paved patio area where you can sit and enjoy the morning and afternoon sun. There is a timber summerhouse and garden shed.

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).

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.

- Detached Bungalow
- Sitting Room
- Dining Room/Bedroom 3
- Dining Kitchen
- 2 Double Bedrooms
- Bathroom
- EPC Rating D

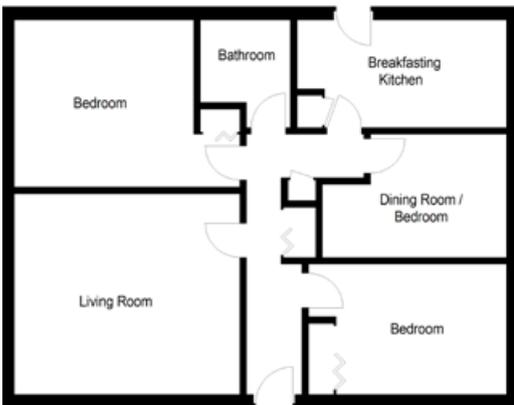


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Room Dimensions

Sitting Room	14'9 x 14'2	(4.50m x 4.32m)
Dinning Kitchen	17'3 x 7'11	(5.26m x 2.41m)
Dinning Room/ Bedroom 3	13'0 x 8'9	(3.96m x 2.67m)
Bedroom 1	13'3 x 9'9	(4.04m x 2.97m)
Bedroom 2	11'10 x 10'4	(3.61m x 3.15m)
Bathroom	6'8 x 7'5	(2.03m x 2.26m)



Ground 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.

St Andrews: 17-23 Bell Street, St Andrews, Fife KY16 9UR

Tel: 01334 474200 | E: standrews@thorntons-law.co.uk | www.thorntons-property.co.uk

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