

Offers Over £400,000



This superb property is enviably situated within a small select steading development on the edge of St Andrews, ideally located for those wishing to enjoy the many amenities of this ever popular town whilst living in a more tranquil environment.

The property was built to a high specification by the award winning Headon Developments but has been further enhanced by the owners and now benefits from a superb living dining kitchen with two feature arched windows and doors to west facing courtyard and herb garden. The property has many charming features from the elegant sitting room, with its feature arched window and door to south facing walled garden, open plan to the spacious formal dining room, to the upper floor landing with its feature semi circular turret.

The bright accommodation, presented in fresh decorative order comprises, entrance hall, sitting room with feature fire surround, dining room, living dining kitchen, cloakroom/utility room, master bedroom with dual aspect and en suite bathroom, three further double bedrooms, bathroom with power shower and cloakroom. The property benefits from double glazing and gas central heating. The sale includes the fixed fitted floorcoverings and all integrated appliances in the kitchen.

The property benefits from a delightful stone walled garden laid to a large blond stone patio and lawn surrounded by a delightful variety of flowering plants and shrubs. Accessed from the kitchen is a paved courtyard and herb garden which is surrounded by an attractive low stone wall. The main entrance door and attached garage are accessed through a feature arched stone pend which leads to a central courtyard. The property has a monoblocked driveway suitable for off street parking.

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). There are co-educational public schools near Perth (Glenalmond and Strathallan) and The High School of Dundee is within easy reach.

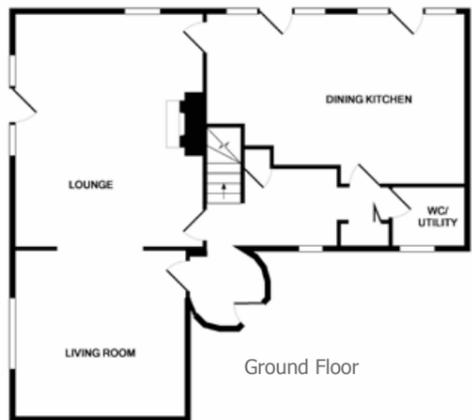
St Andrews is well placed for commuting to most of the surrounding towns such as Dundee, Perth, Kirkcaldy, Glenrothes and Cupar. The railway station at nearby Leuchars is on the main Aberdeen to London line and provides a fast link to both Dundee and Edinburgh. Edinburgh airport with its shuttle service to London is approximately fifty miles away and further airport facilities and London flights are available from Dundee.



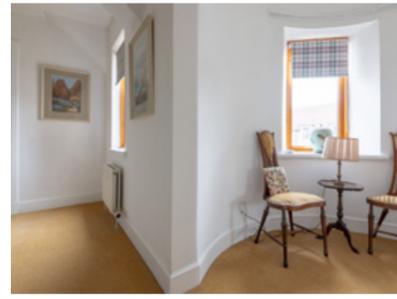


Room Dimensions

Sitting Room	19'5 x 16'2	(5.92m x 4.93m)
Dining Room	14'5 x 13'11	(4.39m x 4.24m)
Living Dining Kitchen	21'4 x 14'5	(6.50m x 4.39m)
Cloakroom/ Utility Room	6'0 x 5'0	(1.83m x 1.52m)
Master Bedroom	13'10 x 13'10	(4.22m x 4.22m)
En Suite Bathroom	9'6 x 6'3	(2.90m x 1.91m)
Bedroom 2	14'5 x 13'3	(4.39m x 4.04m)
Bedroom 3	12'10 x 9'11	(3.91m x 3.02m)
Bedroom 4	11'1 x 9'4	(3.38m x 2.84m)
Bathroom	9'10 x 5'7	(3.00m x 1.70m)



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Thorntons

Let's get a move on!

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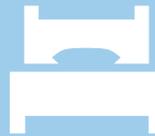
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2 Public



Garage



4 Bed



EPC Rating



2 Bath



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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.