



**15 Lawmill Gardens, St Andrews,
Fife, KY16 8QS**

This most attractive detached bungalow is enviably located in a spacious corner plot, 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 well maintained accommodation comprises; entrance hall, spacious sitting dining room with large picture window to garden and door giving access to the modern fitted kitchen which in turn gives access to the rear garden, three bedrooms and bathroom. The property benefits from electric heating and double glazing. The sale includes the fixed fitted floor coverings.

To the front of the property there is a monblocked driveway suitable for off-street parking which leads to the single garage. The front and side garden is mainly laid to stone chips interspersed with a delightful variety of mature shrubs and heathers. To the rear of the property there is a monblocked patio area where you can sit and enjoy the morning and afternoon sun and the garden is mainly laid to stone chips and surrounded by feature evergreen hedging.

As the property is set on a spacious corner plot there may be the potential to extend, subject to planning.

The property is ideal as a comfortable private residence but is equally suitable for its letting potential.

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.

- Detached Bungalow
- Sitting/Dining Room
- Fitted Kitchen
- 3 Bedrooms
- Bathroom
- Double Glazing
- Electric Heating
- Corner Garden
- Garage
- Monoblock Driveway
- EPC Rating E





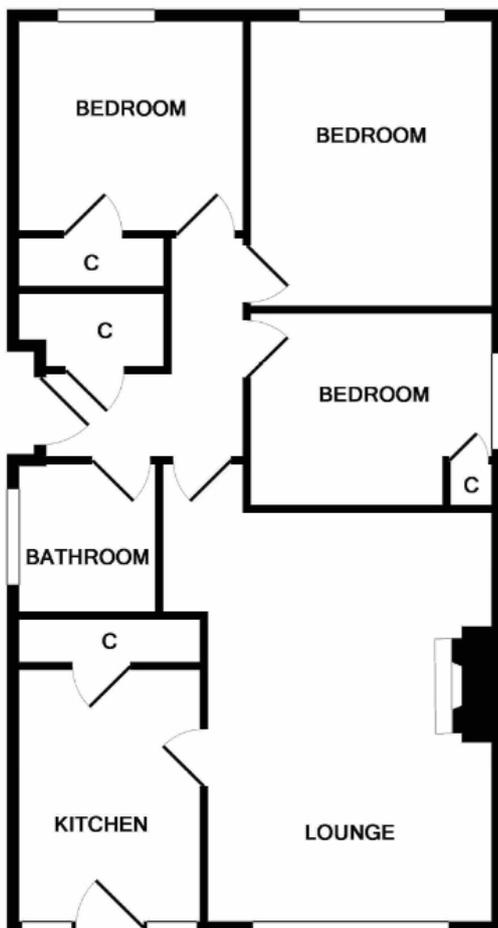
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Room Dimensions

Sitting/Dining Room	17'2 x 13'6	(5.23m x 4.11m)
Kitchen	10'9 x 7'5	(3.28m x 2.26m)
Bedroom 1	11'9 x 9'11	(3.58m x 3.02m)
Bedroom 2	9'2 x 8'8	(2.79m x 2.64m)
Bedroom 3	9'11 x 7'11	(3.02m x 2.41m)
Bathroom	6'2 x 5'6	(1.88m x 1.68m)



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.

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