



30 Lade Braes is a traditional stone built semi detached villa, quietly situated on the picturesque Lade Braes Walk.

This spacious family home extends over three levels and offers flexible accommodation, comprising a welcoming entrance hall with stairs leading to both the first floor and basement level. A capacious sitting room lies to the front of the property and looks over the front garden through double glazed bay window. The ground floor is completed by a well equipped kitchen. The first floor comprises three well proportioned bedrooms and a family bathroom. Returning to the main entrance hall and descending the stairs to the basement level leads to a self contained flat, providing a bed sitting room with fitted wardrobes, kitchen with door leading to the rear garden and a shower room. Gas central heating and double glazing. The exterior consists of a front garden with a path leading around the side to the secluded rear garden, laid to lawn edged by planted borders.

Conveniently located minutes walk from all of St Andrews excellent shopping facilities, restaurants, golf courses and university departments would make this fine family home an ideal year round residence, holiday home or investment property.

All the furniture and white goods in the property are available by separate negotiation.

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, host to the 2015 Open Championship. Its amenities include Scotlands oldest university, founded in 1413, beautiful award winning beaches, historic buildings, including the ruins of the cathedral, castle and St Rules 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).

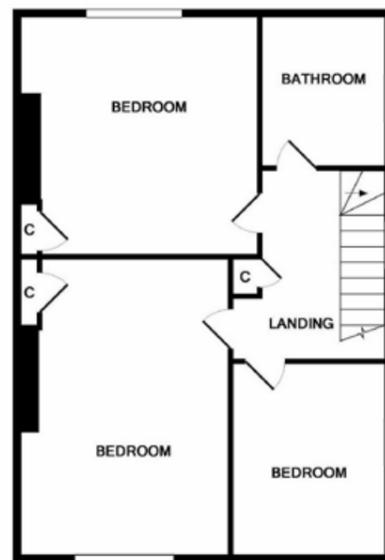
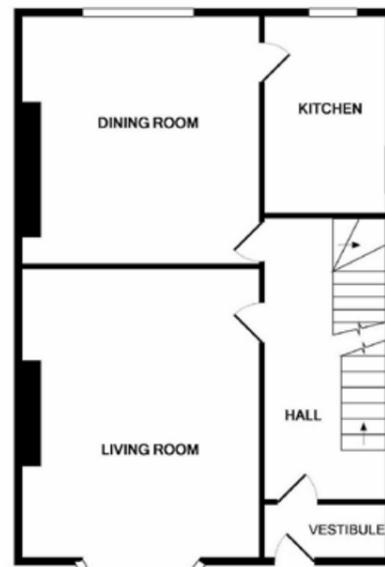
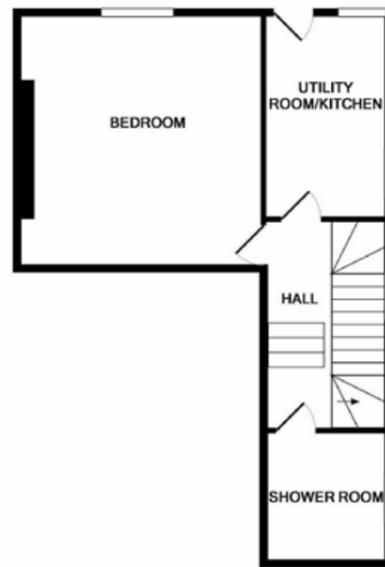
St Andrews is well placed for commuting to most of the surrounding towns such as Dundee, Perth, Kirkcaldy, Glenrothes and Cupar. The railway station at nearby Leuchars is on the main Aberdeen to London line and provides a fast link to both Dundee and Edinburgh. Edinburgh airport with its shuttle service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



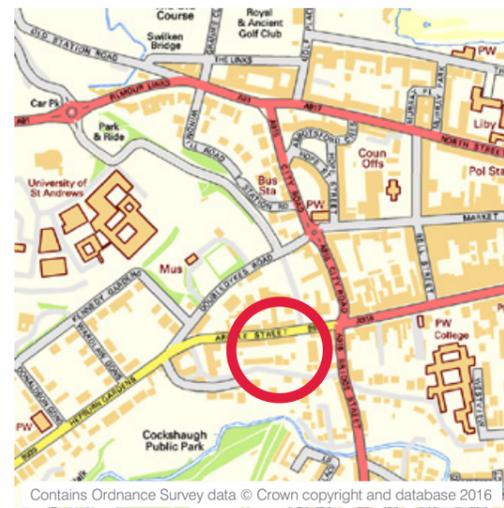
30 Lade Braes, St Andrews, Fife, KY16 9DA

Room Dimensions

| | | |
|--------------------------------|---------------|------------------|
| Hallway | | |
| Sitting Room | 5.99m x 4.22m | (19'8" x 13'10") |
| Living Room | 5.09m x 4.22m | (16'8" x 13'10") |
| Kitchen | 3.74m x 2.17m | (12'3" x 7'1") |
| Bedroom 1 | 4.29m x 2.89m | (14'1" x 9'6") |
| Bedroom 2 | 4.89m x 3.70m | (16'1" x 12'2") |
| Bedroom 3 | 3.02m x 2.78m | (9'11" x 9'1") |
| Bathroom | 2.21m x 2.38m | (7'3" x 7'10") |
| Stairs to Separate Studio Flat | | |
| Bedroom/Living Room | 4.32m x 4.56m | (14'2" x 15'0") |
| Kitchen | 3.67m x 2.12m | (12'0" x 6'11") |
| Shower Room | 1.86m x 2.38m | (6'1" x 7'10") |



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Thorntons

St Andrews: 17-21 Bell Street, St Andrews, Fife KY16 9UR
Tel 01334 474200 Fax 01334 476366
E: standrews@thorntons-law.co.uk

Arbroath: Tel 01241 876633 E: arbroath@thorntons-law.co.uk
Anstruther: Tel 01333 310481 E: anstruther@thorntons-law.co.uk
Cupar: Tel 01334 656564 E: cupar@thorntons-law.co.uk
Dundee: Tel 01382 200099 E: dundee@thorntons-law.co.uk
Forfar: Tel 01307 466886 E: forfar@thorntons-law.co.uk
Perth: Tel 01738 443456 E: perth@thorntons-law.co.uk
Montrose: Tel 01674 673444 E: montrose@thorntons-law.co.uk

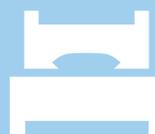
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2 Public



On Street Parking



4 Bed



EPC Rating



2 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.