



20 Lindsay Gardens
| St Andrews | KY16 8XB

Thorntons 
Let's get a move on!





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Description

This superb detached property is quietly situated in a desirable residential area of St Andrews close to supermarkets and the St Andrews Community Hospital and doctors' surgeries. The property is within easy walking distance of Canongate Primary school and within walking distance of the historic town centre and its renowned amenities. The layout of the property allows for modern family living from the large elegant sitting room open plan to the dining room, to the modern fitted breakfasting kitchen giving access to the spacious utility room.





Description

The bright adaptable accommodation comprises on the ground floor: entrance hall, sitting room, open plan living dining room, breakfasting kitchen, utility room, double bedroom and family bathroom, and on the upper floor: two further double bedrooms and shower room. The property benefits from new floor coverings and fresh décor throughout.

The property is set in spacious corner landscaped garden grounds. To the front of the property a path leads to the front door. To the side of the property there is a driveway, suitable for off-street parking which leads to the single garage, which has vehicular doors to the front and rear. The beautifully maintained garden surrounding the property is mainly laid to lawn with a delightful variety of flowering plants and mature shrubs. There are two patio areas ideal for relaxing or entertaining.

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.

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.

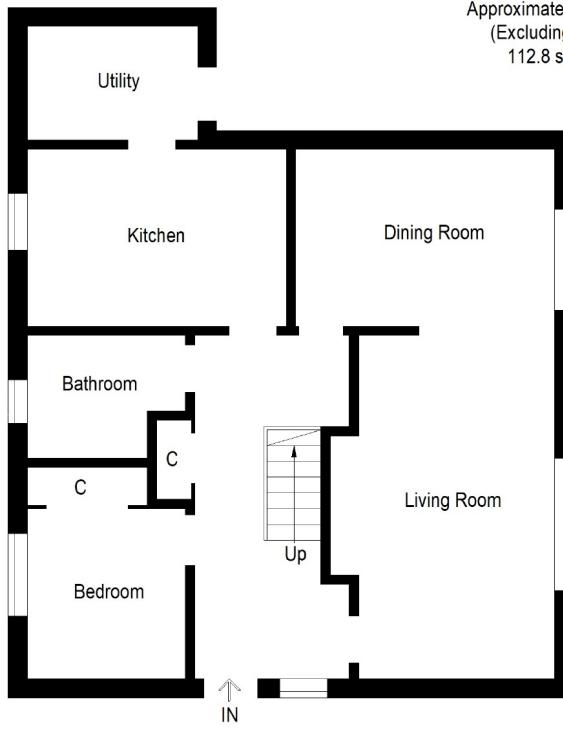
St Andrews is well placed for commuting to most of the surrounding towns such as Dundee, Perth, Kirkcaldy, Glenrothes and Cupar. The railway station at nearby Leuchars is on the main Aberdeen to London line and provides a fast link to both Dundee and Edinburgh. Edinburgh airport with its shuttle service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



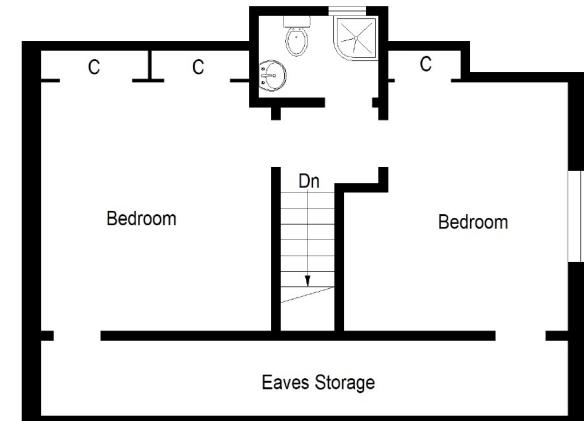




Entrance Hall	18'0 x 7'4	5.49m x 2.24m
Sitting Room	18'3 x 13'0	5.56m x 3.96m
Dining Room	13'5 x 8'9	4.09m x 2.67m
Breakfasting Kitchen	13'3 x 8'9	4.04m x 2.67m
Utility Room	9'2 x 5'11	2.79m x 1.80m
Bedroom 1	12'8 x 11'8	3.86m x 3.56m
Bedroom 2	12'8 x 11'11	3.86m x 3.63m
Bedroom 3	9'5 x 8'3	2.87m x 2.51m
Bathroom	8'5 x 6'5	2.57m x 1.96m
Shower Room	6'1 x 6'0	1.85m x 1.83m



Approximate Gross Internal Area
(Excluding Eaves Storage)
112.8 sq m / 1214 sq ft



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID477488/ Ref:67388)