



Offers Over £510,000



This stunning five bedroom detached property, set within beautiful landscaped garden grounds, is enviably located in a quiet cul de sac, within a highly desirable 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 fabulous property, although extremely well-appointed and finished to a high specification, has been further enhanced by the present owner with the installation of a superb conservatory and granite worktops in the luxury kitchen. There are many attractive features which give the house much character from the charming sitting room with double doors to dining room which in turn gives access to the conservatory. The conservatory also gives access through double glass doors to the spacious living/ dining/kitchen and double patio doors to the rear garden. The elegant master bedroom and guest bedroom both have an en suite shower room. The superbly designed layout allows for wonderful family living and entertaining.

The extremely spacious and beautifully presented accommodation comprises reception hall, sitting room, dining room, conservatory, living/ dining/kitchen, utility room, master bedroom with en suite shower room, guest bedroom with en suite shower room, three further bedrooms, family bathroom and cloakroom. Included within the sale are all the fixed fitted floor coverings and blinds.

To the front of the property there is a double driveway suitable for off-street parking which leads to the integral double garage and front entrance door. The front garden is mainly laid to lawn interspersed with feature trees and shrubs. The private enclosed rear garden has various patio areas where you can

sit and enjoy the sun at all times of the day. The garden is laid to a contoured lawn with a flower border containing a great variety of flowering plants and shrubs. There is also a feature wooden harbour covered in the most attractive clematis and wisteria.

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.

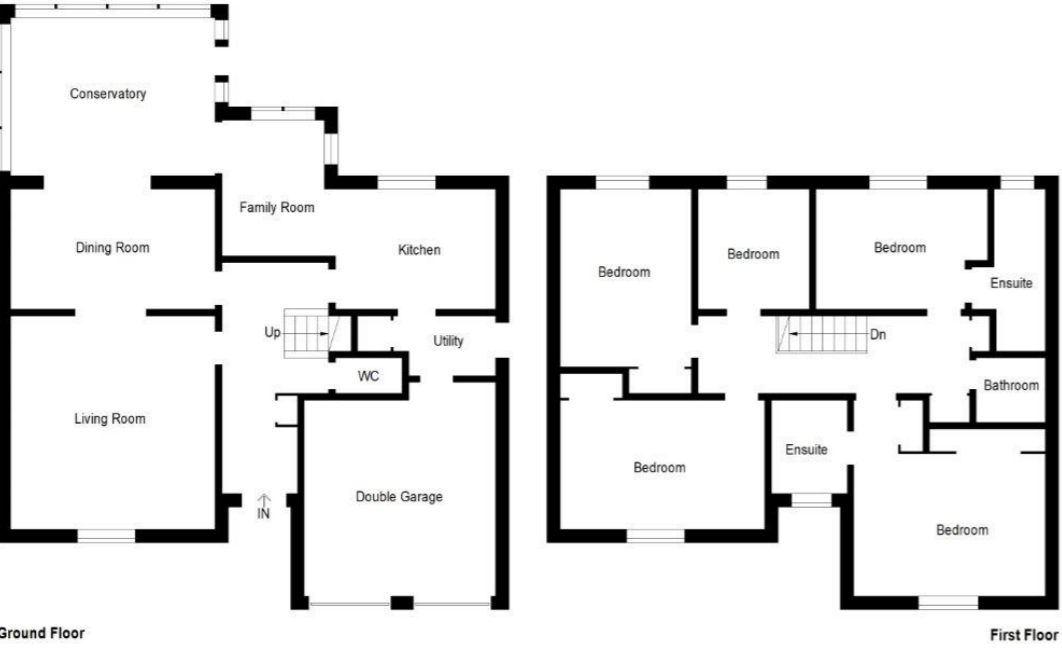
St Andrews provides good state schooling at Madras College and private schooling at St Leonards (for girls and boys up to the age of eighteen). The High School of Dundee is within easy reach.

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.



Room Dimensions

Sitting Room	17'5 x 11'11	(5.31m x 3.63m)
Dining Room	12'0 x 10'3	(3.66m x 3.12m)
Conservatory	16'7 x 11'9	(5.05m x 3.58m)
Living/Dining/Kitchen	22'9 x 17'10	(6.93m x 5.44m)
Utility Room	10'11 x 5'8	(3.33m x 1.73m)
Master Bedroom	16'3 x 15'3	(4.95m x 4.65m)
En Suite Shower Room	8'5 x 6'3	(2.57m x 1.91m)
Guest Bedroom	12'1 x 10'3	(3.68m x 3.12m)
En Suite Shower Room	9'3 x 5'11	(2.82m x 1.80m)
Bedroom 3	12'0 x 11'1	(3.66m x 3.38m)
Bedroom 4	14'11 x 9'2	(4.55m x 2.79m)
Bedroom 5	10'2 x 8'10	(3.10m x 2.69m)
Family Bathroom	8'10 x 5'10	(2.69m x 1.78m)
Cloakroom	7'1 x 3'5	(2.16m x 1.04m)





Thorntons

Let's get a move on!

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pspc

tspc



fifespc
all you need

spc
scotland



3 Public



Double Garage



5 Bed



EPC Rating



3 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.