

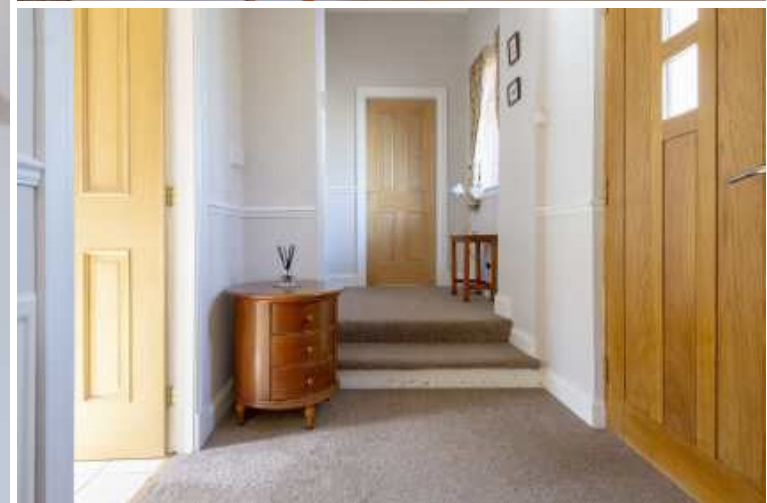


West Mid Brae, Mount Melville

| St Andrews | KY16 8NT

Thorntons 
Let's get a move on!





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Description

Superb unique detached property, with enviable elevated views over the Dukes Golf Course, situated within the desirable small hamlet of Mount Melville on the outskirts of St Andrews, ideally located for those wishing to enjoy the many amenities of this ever popular historic town whilst living in a more tranquil environment.





Description

The property was originally the generator house for Craigtoun House/Hospital when it was owned by Lord Melville. The property has been converted and extended since then to make it the substantial property it is today. The property has many fine features from the spacious sitting room with dual aspect windows over the south facing rear garden, high ceilinged family room with patio doors giving access to the rear garden, the wonderful master bedroom with its high level arched pine ceiling and arched window (originally the generator room), to the wooden farmhouse style breakfasting kitchen with its range cooker.

The well maintained accommodation currently comprising entrance vestibule, two entrance halls, sitting room, family room, dining room, dining kitchen, utility room, master bedroom, two further bedrooms, family bathroom and shower room. To the front of the property a spacious stone chipped driveway leads to the two front entrance doors and large attached garage. The extensive front garden is mainly laid to lawn surrounded by a variety of mature shrubs and trees and overlooks the Duke Golf Course. The south facing rear garden is laid to lawn with a sheltered south facing stone chipped patio area and tiered shrubbery containing a delightful variety of mature shrubs. There is a timber garden shed.

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" with 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 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. EPC E









Entrance Vestibule	6'6 x 5'5	1.98m x 1.65m
Entrance Hall	14'2 x 5'5	4.32m x 1.65m
Sitting Room	18'10 x 14'9	5.74m x 4.50m
Family Room	14'1 x 13'10	4.29m x 4.22m
Dining Room	15'1 x 14'1	4.60m x 4.29m
Breakfasting Kitchen	13'3 x 9'8	4.04m x 2.95m
Utility Room	8'8 x 5'0	2.64m x 1.52m
Master Bedroom	17'8 x 12'9	5.38m x 3.89m
Bedroom 2	12'7 x 11'4	3.84m x 3.45m
Bedroom 3	13'11 x 7'2	4.24m x 2.18m
Bathroom	7'0 x 6'11	2.13m x 2.11m
Shower Room	7'1 x 4'6	2.16m x 1.37m

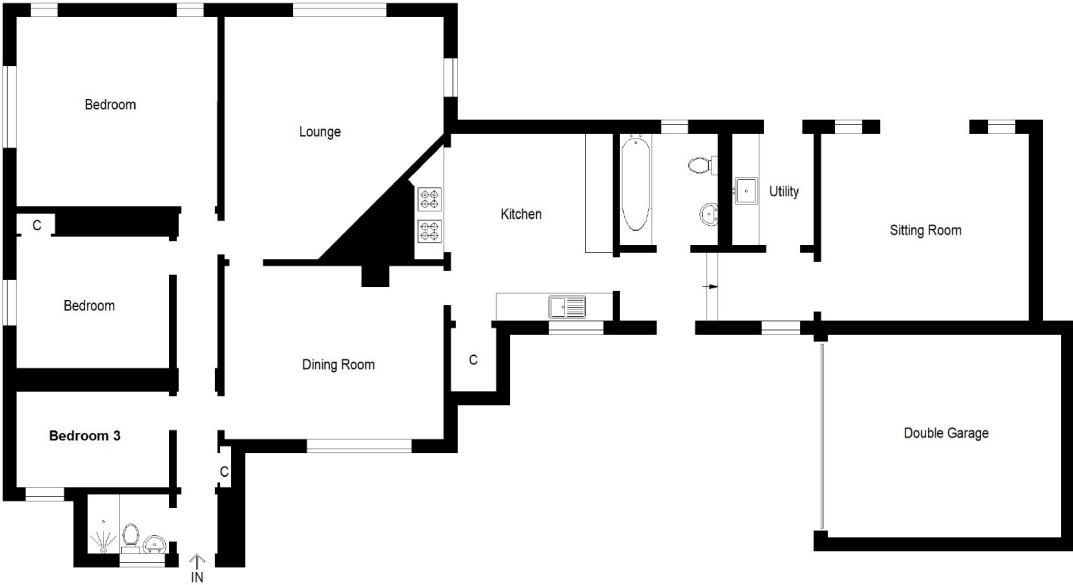


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