



12 Newmill Gardens, St Andrews, KY16 8RY
Offers over £400,000



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OFFERS OVER
£400,000

12 Newmill Gardens is a generously proportioned detached villa positioned at the end of a quiet, peaceful cul-de-sac in highly desirable residential area. It is conveniently situated for Canongate Primary School and close to a number of local amenities in the Largo Road area including, supermarkets and hospital. There is easy access to the town centre with its University, shops, bars, beaches, golf courses, restaurants, theatre, etc. The property is well presented and benefits from gas fired central heating backed up with sealed unit double glazing throughout. The spacious accommodation is laid out over two floors with all public rooms downstairs and the bedrooms upstairs.

The breakfasting kitchen has been modernised in recent years and features wall and floor units, breakfast bar and freestanding cooker and fridge which will be included in the sale. A service hatch connects the kitchen to the dining room which is to the rear, with windows to the garden.

From the kitchen a door opens to the utility, where a door opens to the driveway and another to the workshop which gives access to both the garage and the back garden.

The lounge is large, with dual aspect windows and fitted with a living flame gas fire. A door from here opens into the family room to the rear of the property which has double sliding doors opening

to the garden and being south facing is particularly bright. Stairs rise from here to the first floor. Also at ground floor level is the shower-room fitted with a shower, WC and sink.

Upstairs, all 4 double bedrooms are generously proportioned and the family bathroom is equipped with a bath with over-bath shower and screen, WC and sink. It benefits from a heated towel rail and is tiled to the floor and wet areas.

The property is well provided with storage, with fitted wardrobes in bedrooms 1 and 3, a walk-in cupboard providing extensive space into the eaves from bedroom 4, and further cupboards on the landing, including a double airing cupboard. From the landing there is a hatch fitted with a Ramsey ladder, giving access to the fully floored loft.

The delightful gardens are a particular feature. To the front a low wall and hedge provide privacy and the lawn is surrounded by the well-stocked flower beds and bushes creating a bright and colourful frontage. A path leads to the front door and the driveway to the garage.

The south facing rear garden is vibrant, with wildflower garden, colourful rockery, pond to the side, lawn to the rear and patio. There is a high degree of privacy with hedges to all sides. There are 2 summer houses, positioned to enjoy the sun throughout the day. This is a wonderful family house, early viewing is recommended.





- Spacious detached villa
- Highly desirable residential area
- Peaceful cul-de-sac with attractive central green area
- Lounge, Dining Room
- Family Room, Kitchen
- Utility
- Shower-room
- 3 Double Bedrooms
- 1 Twin Bedroom
- Bathroom
- Gas Fired Central Heating
- Sealed Unit Double Glazing
- Double length Garage, workshop
- Driveway
- Beautifully Landscaped Gardens
- Summerhouses

INCLUDED

All carpets and fitted floor coverings
Curtains and blinds
Cooker, fridge, freezer and washing machine

SERVICES

Gas
Water
Electricity
Drainage

VIEWING

By Appointment Through Our St Andrews Office
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COUNCIL TAX BAND F
EPC RATING E
FLOOR AREA 147 sqm







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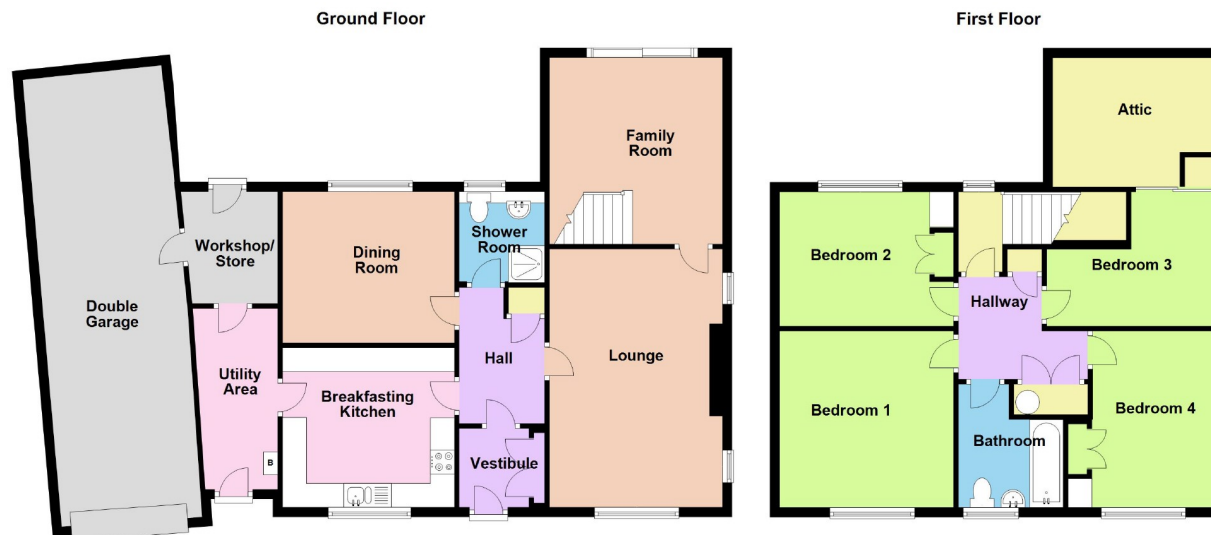


Room Sizes

Approximate measurements

Lounge	11'1" x 17'10"	3.39m x 5.44m
Dining room	10'7" x 11'11"	3.22m x 3.64m
Kitchen	11'11" x 11'11"	3.64m x 3.63m
Utility	12'10" x 6'9"	3.92m x 2.05m
Workshop	6'2" x 6'8"	1.87m x 2.03m
Family Room	12'0" x 13'0"	3.65m x 3.95m
Shower room	5'11" x 6'6"	1.80m x 1.97m
Bedroom 1	11'11" x 9'4"	3.63m x 2.85m
Bedroom 2	12'1" x 11'11"	3.69m x 3.64m
Bathroom	7'3" x 6'0"	2.20m x 1.83m
Bedroom 3	8'8" x 12'1"	2.63m x 3.69m
Bedroom 4	9'3" x 11'11"	2.83m x 3.62m





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