



## 6 Spottiswoode Gardens

| St Andrews | KY16 8SA

**Thorntons**   
*Let's get a move on!*









# 6 Spottiswoode Gardens

| St Andrews | KY16 8SA

## Description

This superbly extended detached family home is enviably situated in a highly 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 property has been modernised and extended to allow for modern family living from the spacious sitting room with double sliding doors to the dining room which in turn gives access to the conservatory which in turn gives access to the rear garden.







## Description

The beautifully presented bright spacious accommodation comprises on the ground floor: reception hall, sitting room, dining room, conservatory, luxury fitted modern kitchen, utility porch and cloakroom. On the first floor: two double bedrooms, study and bathroom with separate shower cubicle. The top floor accommodates two further double bedrooms. The property benefits from double glazing and gas central heating.

To the front of the property there is a large monoblocked driveway suitable for off street parking which leads to the garage with its remote controlled entry door. The front and rear gardens are mainly laid to stone chips for low maintenance. The rear garden has a feature arbour, greenhouse and 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", 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. EPC D









While 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 misstatement. 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.  
Made with Metaplan 12/2011

Reception Hall	14'9 x 10'3	4.50m x 3.12m
Sitting Room	17'6 x 12'10	5.33m x 3.91m
Dining Room	12'11 x 10'1	3.94m x 3.07m
Conservatory	11'2 x 10'7	3.40m x 3.23m
Kitchen	10'5 x 10'2	3.18m x 3.10m
Utility Porch	9'5 x 6'9	2.87m x 2.06m
Bedroom 1	13'9 x 11'0	4.19m x 3.35m
Bedroom 2	13'3 x 12'11	4.04m x 3.94m
Bedroom 3	13'11 x 9'10	4.24m x 3.00m
Bedroom 4	12'9 x 9'6	3.89m x 2.90m
Study	10'6 x 10'3	3.20m x 3.12m
Bathroom	7'8 x 7'4	2.34m x 2.24m
Cloakroom	5'3 x 5'3	1.60m x 1.60m

aspc êspc fifespc pspc tspc spc scotland

