



24 Abbey Street

| St Andrews | KY169LA

Thorntons 
Let's get a move on!





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Description

Fantastic fusion of tradition with modern contemporary comfort this charming stone built property, situated in the heart of the conservation area of St Andrews, has been superbly extended and refurbished.





Description

The tasteful refurbishment and extension of this elegant property has beautifully retained a wealth of original features but with the stunning addition of the most beautiful and high quality contemporary extension giving a wonderful open plan living/dining/kitchen ideal for modern family living. High quality wooden sliding glass doors along two sides open onto a superb south west facing decked area where you can relax or entertain. The purchase of this property allows the buyer the opportunity to acquire a superb, desirable family home with its own private walled garden. The bright accommodation, presented in fresh decorative order, comprises entrance hall, living/dining/kitchen with its wood burning stove and large cupola, utility room, master bedroom with en suite shower room, guest bedroom with en suite shower room, three further bedrooms, bathroom and cloakroom. The top floor could be easily converted to make further accommodation, subject to planning. The delightful private enclosed walled garden has a large feature decked area surrounded by lawn and mature trees. A wooden gate to rear gives access to lane. There is a wooden garden shed.

Location

Abbey Street was originally the main thoroughfare through the town and was known as the High Street. Although there has been a building on this site since around the 12th Century, the present building dates from the 18th Century. Originally utilised as a barn, the building was converted to a dwelling house around 1810. Due to its excellent central location the property has direct access to the renowned amenities of this historic town and is within easy walking distance of restaurants, St Andrews Cathedral and Castle, picturesque harbour and East Sands. 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 (formerly St Andrews Bay).

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).

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







Living/Dining/Kitchen	34'0 x 24'0	10.36m x 7.32m
Utility Room	14'5 x 5'9	4.39m x 1.75m
Master Bedroom	12'10 x 10'5	3.91m x 3.18m
En Suite Shower Room	7'1 x 3'6	2.16m x 1.07m
Guest Bedroom	12'6 x 11'8	3.81m x 3.56m
En Suite Shower Room	7'10 x 4'2	2.39m x 1.27m
Bedroom 3	15'8 x 11'6	4.78m x 3.51m
Bedroom 4	12'5 x 10'4	3.78m x 3.15m
Bedroom 5	10'10 x 6'5	3.30m x 1.96m
Bathroom	8'5 x 4'10	2.57m x 1.47m
Cloakroom	6'4 x 3'4	1.93m x 1.02m



Whilst 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 mis-statement. 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.
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