



18 Lawmill Gardens

| St Andrews | KY16 8QS

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Description

Luxury detached property situated within a popular residential 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. 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. The property is also within easy walking distance of Lawhead Primary School.





Description

The property has been superbly renovated and enhanced by the present owners to become an outstanding property. There are many delightful features such as the elegant sitting room with its feature wood burning stove and open plan to the recently installed contemporary luxury dining kitchen. The dining kitchen also benefits from patio doors to the garden.

The beautifully presented accommodation comprises entrance hall, sitting room, dining kitchen, three bedrooms, bathroom and cloakroom. The property's design and layout ideally lends itself to comfortable family living and entertaining.

The property was fully re-wired in 2012 along with the installation of a new gas central heating system.

Other benefits include a large attic storage accessed by a Ramsay ladder and PIR-activated lights around the building.

To the front of the property there is a driveway, suitable for ample off street parking, which leads to the single garage and the front garden is laid to stone chips interspersed with feature shrubs.

The enclosed rear garden is laid to lawn with a large decked area, ideal for entertaining or relaxing. There is an outside water tap and log-shed. EPC - C

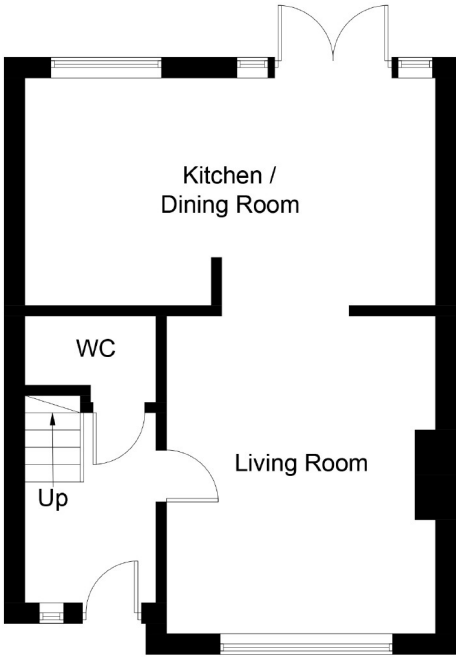




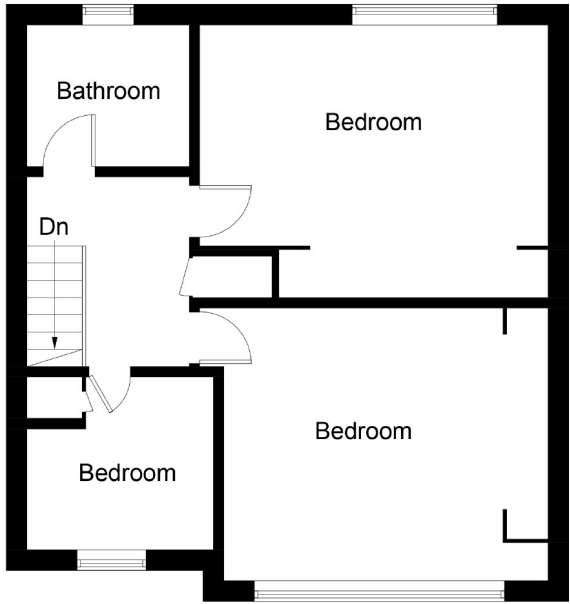




Entrance Hall	8'5 x 6'3	2.57m x 1.91m
Sitting Room	15'9 x 12'7	4.80m x 3.84m
Dining Kitchen	19'0 x 11'9	5.79m x 3.58m
Bedroom 1	14'9 x 9'6	4.50m x 2.90m
Bedroom 2	12'3 x 9'7	3.73m x 2.92m
Bedroom 3	9'10 x 8'4	3.00m x 2.54m
Bathroom	6'5 x 6'5	1.96m x 1.96m
Cloakroom	5'5 x 3'1	1.65m x 0.94m



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID517077)

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