

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



**65 Tom Morris Drive, St Andrews, Fife, KY16 8EN**

01334 474200 | [WWW.THORNTONS-PROPERTY.CO.UK](http://WWW.THORNTONS-PROPERTY.CO.UK)



**This is an end of terrace property, set within a large plot with easily maintained gardens to the front and rear with ample space at the side for car parking.**

*The property is situated on a main bus route with stops outside and is located in a popular residential area, within walking distance of the town centre and easy access to the nearby shops, supermarkets, the Health Centre at St Andrews Community Hospital and schools.*

The property is in need of an upgrade and this is reflected in the price, but offers ample scope to provide good accommodation.

The accommodation comprises on the ground floor; entrance vestibule, entrance hall, sitting room, dining room and kitchen with rear vestibule leading out to the rear garden. Ample storage is provided at this level. There is potential to combine the kitchen and dining room to form a large kitchen/diner. On the upper floor there are two double bedrooms with built in wardrobes, a bathroom and again ample storage. The property has gas central heating and double glazing and is available for early entry.

With the size of the garden there is great potential for extending the property to the rear and also to the side. The property benefits from driveway access off Tom Morris Drive and offers off-street parking.

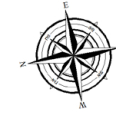
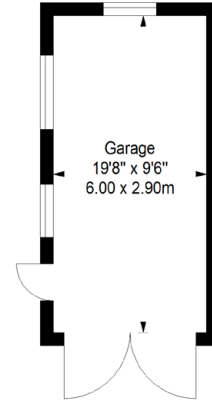
EPC Rating - D

*"...There is potential to combine the kitchen and dining room to form a large kitchen/diner..."*

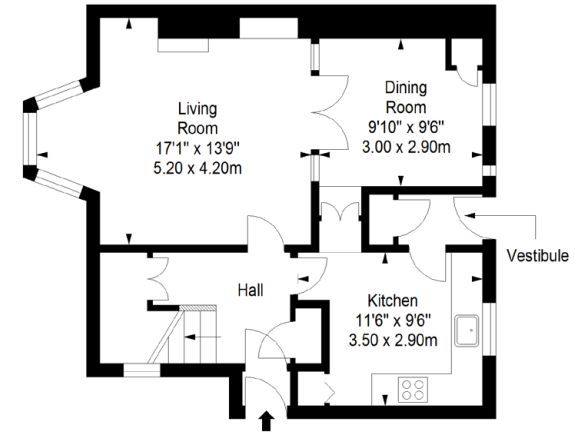




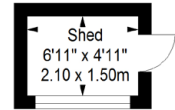
**Garage**  
Approx. 17.4 sq. metres (187.3 sq. feet)



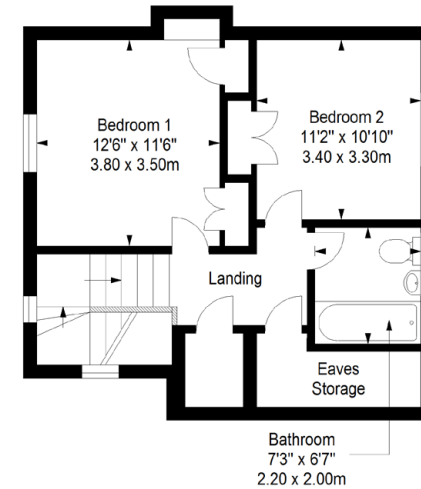
**Ground Floor**  
Approx. 51.0 sq. metres (549.0 sq. feet)



**Shed**  
Approx. 3.2 sq. metres (34.4 sq. feet)



**First Floor**  
Approx. 48.6 sq. metres (523.1 sq. feet)



Total area: approx. 120.2 sq. metres (1293.8 sq. feet)

17-21 BELL STREET, ST ANDREWS, KY16 9UR, UNITED KINGDOM | 01334 474200 | WWW.THORNTONS-PROPERTY.CO.UK | STANDREWSEA@THORNTONS-LAW.CO.UK

Branches: Anstruther | Arbroath | Cupar | Dundee | Edinburgh | Forfar | Kirkcaldy | Montrose | Perth | St Andrews

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

