







## 19 Tom Morris Drive, St Andrews

*Thorntons are pleased to bring to the market this first floor flat, with good sized accommodation throughout. Providing a superb home or a potentially lucrative buy-to-let investment opportunity.*

Tom Morris Drive is ideally located for easy access to Aldi, Marks and Spencer and Morrisons Supermarkets, along with St Andrews Hospital and Doctors Surgeries. The main town centre is within walking distance or a short drive. Local primary schooling is close by and secondary schooling can be found in the new Waid Academy.

The bright accommodation comprises entrance hall with storage cupboard, sitting room with gas fire and open shelved displays and large window to the front allowing plenty light into the room, fitted kitchen with ample wall and base units, two bedrooms and modern shower room. The property benefits from gas central heating and double glazing. There is a private rear garden mostly laid to lawn and an outhouse. Within the communal hallway the property benefits from additional storage via a cellar.

Included in the sale price are all fitted carpets, floor coverings and white goods.

EPC - C



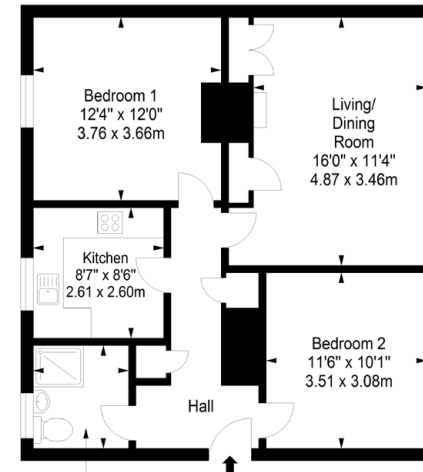








First Floor  
Approx. 67.5 sq. metres (726.6 sq. feet)



Shower Room  
6'7" x 6'2"  
2.00 x 1.89m

Total area: approx. 67.5 sq. metres (726.6 sq. feet)

## St Andrews

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 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.