



15 Hay Fleming Avenue, St Andrews, KY16 8YH



- Linked Detached
- Sitting Room
- Dining Room
- Conservatory
- Fitted Kitchen
- 4 Double Bedrooms
- Family Bathroom
- Cloakroom
- Double Glazing
- Gas Central Heating
- Attached Garage with
- Utility to rear
- EPC Rating D



This spacious linked detached property is enviably located on a large corner site at the end of a quiet cul de sac, within a desirable 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. The property is also within easy walking distance of Lawhead Primary school.

The well maintained accommodation comprises entrance vestibule with Karndean flooring, entrance hall again with Karndean flooring, spacious dual aspect sitting room with feature fire surround, dining room with double glass doors giving access to the large conservatory which in turn gives access to the private rear garden, fitted modern kitchen with integrated oven, hob, hood, dishwasher and fridge, four double bedrooms, modern family bathroom with separate shower cubicle and cloakroom. The property benefits from gas central heating and double glazing. The sale includes the fixed fitted floor coverings, curtains, blinds, washing machine and large freezer, all sold as seen with no guarantees given.

To the side of the property there is a monoblocked driveway suitable for off street parking which leads to the attached remote entry garage with its utility area to the rear. The front garden is laid to lawn and stone chips interspersed with trees. To the rear of the property there is a private garden laid to lawn and enclosed by high fencing.

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). The High School of Dundee is within easy reach.

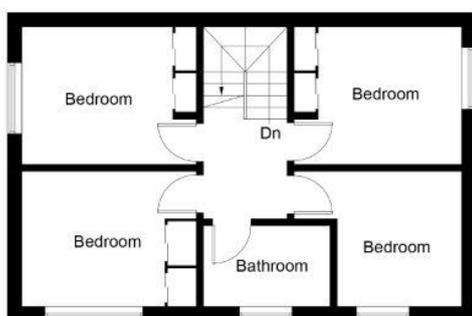
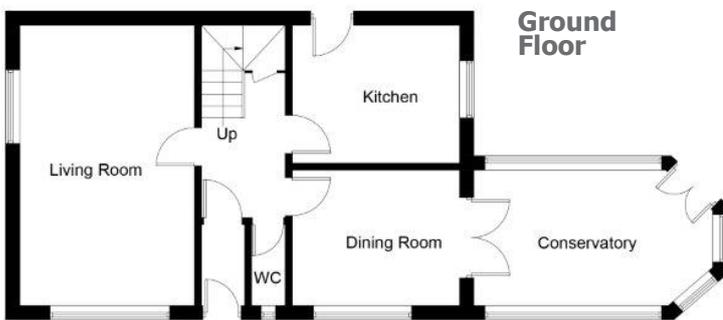
St Andrews is well placed for commuting to most of the surrounding towns such as Dundee, Perth, Kirkcaldy, Glenrothes and Cupar. The railway station at nearby Leuchars is on the main Aberdeen to London line and provides a fast link to both Dundee and Edinburgh. Edinburgh airport with its shuttle service to London is approximately fifty miles away and further airport facilities and London flights are available from Dundee.



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Room Dimensions

Entrance Vestibule	6'0 x 3'2	(1.83m x 0.97m)
Sitting Room	19'5 x 11'10	(5.92m x 3.61m)
Dining Room	11'2 x 9'7	(3.40m x 2.92m)
Conservatory	17'8 x 11'0	(5.38m x 3.35m)
Kitchen	11'3 x 7'7	(3.43m x 2.31m)
Bedroom 1	12'2 x 10'6	(3.71m x 3.20m)
Bedroom 2	11'5 x 10'6	(3.48m x 3.20m)
Bedroom 3	12'2 x 8'7	(3.71m x 2.62m)
Bedroom 4	8'8 x 8'5	(2.64m x 2.57m)
Bathroom	7'8 x 5'5	(2.34m x 1.65m)
Cloakroom	5'4 x 3'4	(1.63m x 1.02m)



Illustrative only. Not to scale.



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