



Offers Over £430,000



This handsome detached house is conveniently located for St Andrews central facilities, The property offers a degree of flexible accommodation and there is currently an HMO Licence.

Extending over two levels the accommodation comprises a spacious reception hallway with stairs leading to the first floor, well proportioned dining sitting room is situated to the front of the house looking over the front garden through the bay window, dining kitchen with ample fitted units, and a downstairs bedroom incorporating a useful study area. The first floor level consists of two further bedrooms, a study or fourth bedroom, recently fitted family bathroom and a separate WC.

The exterior consists of a front garden with a path leading around the side to the secluded rear garden, laid to lawn edged by planted borders.

Conveniently located minutes walk from all of St Andrews excellent shopping facilities, restaurants, golf courses and university departments would make this home an ideal year round residence, holiday home or investment property.

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, host to the 2015 Open Championship. Its amenities include Scotlands oldest university, founded in 1413, beautiful award winning beaches, historic buildings, including the ruins of the cathedral, castle and St Rules Tower and a wide variety of specialist shops and restaurants.

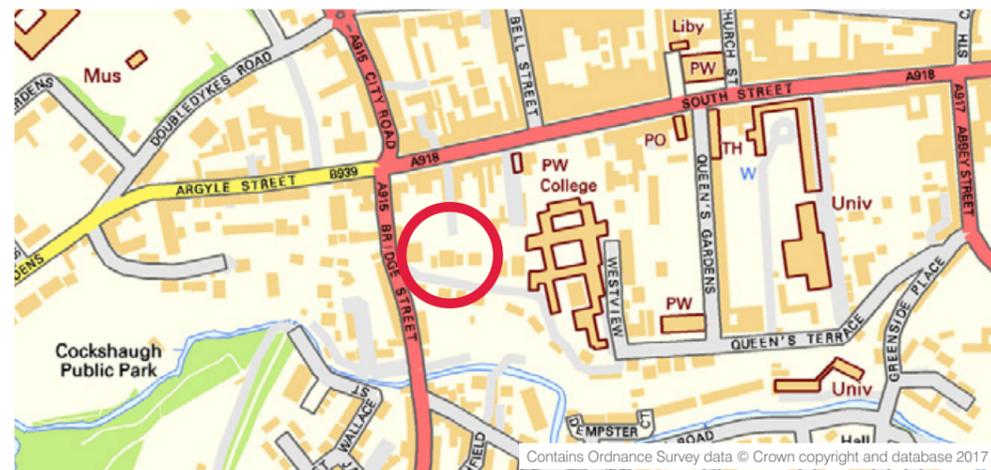
Renowned worldwide as the home of golf, the residents of the town are eligible for reduced green fees over the seven St Andrews Links courses. There are many other golf courses in the area, including The Dukes, Kingsbarns and the Fairmont St Andrews complex.

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.



### Room Dimensions

Vestibule	5'0 x 4'2	(1.52m x 1.27m)
Dining Sitting Room	14'0 x 16'6	(4.27m x 5.03m)
Kitchen	8'8 x 14'5	(2.64m x 4.39m)
Bedroom 1	17'7 x 11'0	(5.36m x 3.35m)
Bedroom 4/Study	7'0 x 8'6	(2.13m x 2.59m)
Bedroom 3	13'1 x 11'1	(3.99m x 3.38m)
Bathroom	11'0 x 5'2	(3.35m x 1.57m)
WC	2'11 x 3'8	(0.89m x 1.12m)





# Thorntons

*Let's get a move on!*

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1 Public



On Street Parking



3 Bed



EPC Rating



1 Bath



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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.