



51 Scooniehill Road, St Andrews,  
Fife, KY16 8HZ

- Mid Terraced Property
- Sitting Dining Room
- Conservatory
- Kitchen

- 2 Double Bedrooms
- Box Room/Study
- Shower Room
- Gas Central Heating

- Double Glazing
- Garden
- Brick Outbuilding
- EPC Rating C

This most attractive mid terraced property is situated within a popular residential area, close to a bus route and within walking distance of the town centre. The property is also within easy walking distance of primary and secondary schools, supermarkets and the St Andrews Community Hospital and doctors' surgeries.

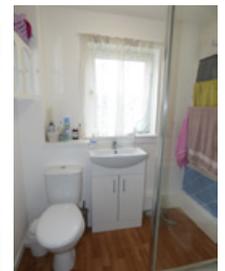
The bright accommodation comprises entrance hall, sitting/dining room, conservatory, fitted kitchen, two double bedrooms, box room/study and refurbished shower room. The property also benefits from gas central heating and double glazing. Included within the sale are all the fixed fitted floor coverings.

The front garden is mainly laid to paving slabs. The private enclosed rear garden is also laid to paving slabs and there is a brick built garden shed.

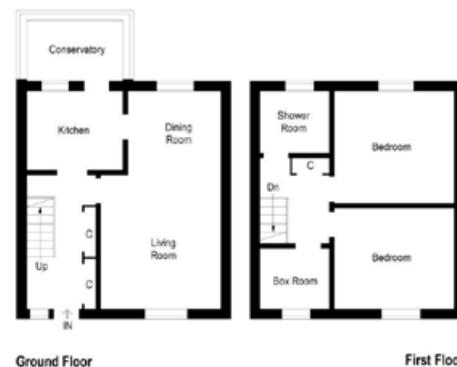
### Location

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.

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.



Sitting Dining Room	24'8 x 10'6	(7.52m x 3.20m)
Conservatory	9'11 x 7'11	(3.02m x 2.41m)
Kitchen	10'8 X 9'10	(3.25m X 3.00m)
Bedroom 1	11'10 x 11'9	(3.61m x 3.58m)
Bedroom 2	11'9 x 11'6	(3.58m x 3.51m)
Box Room/Study	6'7 x 6'7	(2.01m x 2.01m)
Shower Room	6'5 x 5'7	(1.96m x 1.70m)



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