

Offers Over £675,000



Unique individually designed 1960s detached family home full of character and charm. Although located just a short walk from the historic town centre in the highly desirable Hepburn Gardens area, the property has a very quiet location just tucked off the main thoroughfare.

This superb property was designed with the reception rooms facing west over the delightful enclosed garden. The entrance vestibule leads to a large welcoming entrance hall with feature wooden staircase. The spacious accommodation comprises on the ground floor: entrance vestibule, entrance hall, sitting room with feature bay window and door giving access to the attached sun porch which in turn gives access to the garden, dining room, large dining kitchen, guest bedroom with Jack and Jill bathroom and separate shower room. On the upper floor: master bedroom with en suite bathroom, further double bedroom, study/bedroom four, walk-in box room/store and walk-in linen cupboard. The property is double glazed and has gas central heating. The sale includes the fixed fitted floor coverings.

The property is approached by a spacious driveway which leads to a private stone chipped parking area and detached single garage. The private enclosed landscaped south west facing garden has a paved patio and contoured lawn interspersed with a delightful variety of mature shrubs and trees. There is also an attached potting shed. To the side of the property there is a stone chipped drying area, an integrated boiler store and further timber garden shed within the grounds.

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. There are many other golf courses in the area, including the Dukes, Kingsbarns and the Fairmont St Andrews complex.

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). There are co-educational public schools near Perth (Glenalmond and Strathallan) and 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.





Room Dimensions

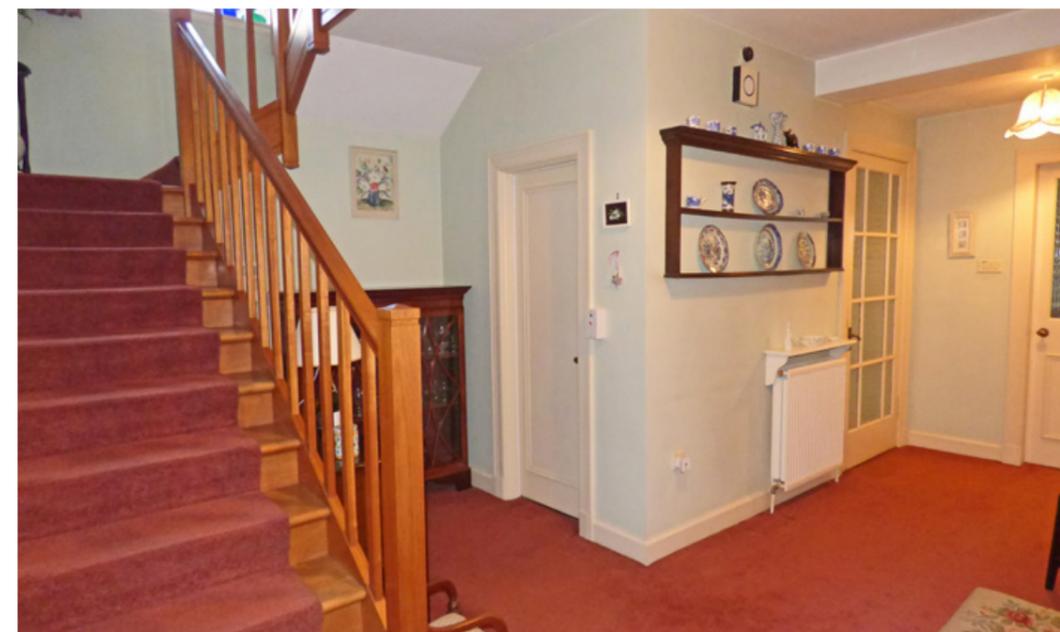
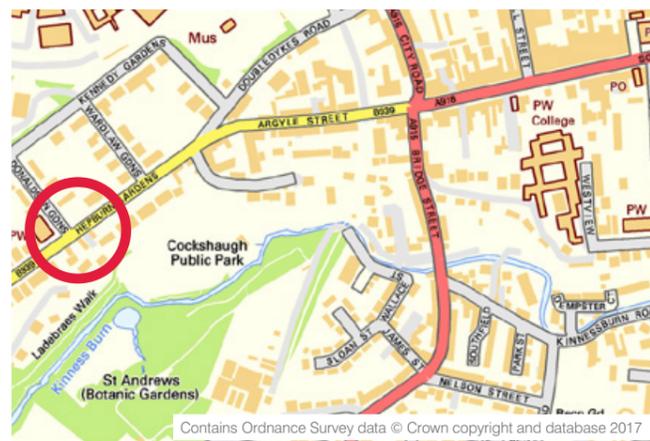
Sitting Room	21'1 x 20'6	(6.43m x 6.25m)
Dining Room	14'3 x 11'0	(4.34m x 3.35m)
Dining Kitchen	19'9 x 13'7	(6.02m x 4.14m)
Master Bedroom	15'0 x 14'10	(4.57m x 4.52m)
En Suite Bathroom	10'10 x 6'4	(3.30m x 1.93m)
Guest Bedroom	14'4 x 12'4	(4.37m x 3.76m)
Jack and Jill Bathroom	9'2 x 6'2	(2.79m x 1.88m)
Bedroom 3	13'10 x 11'9	(4.22m x 3.58m)
Study/Bedroom 4	8'5 x 7'11	(2.57m x 2.41m)
Shower Room	8'7 x 4'4	(2.62m x 1.32m)



Ground Floor



First Floor





Thorntons

Let's get a move on!

St Andrews: 17-21 Bell Street, St Andrews, Fife KY16 9UR
Tel 01334 474200 Fax 01334 476366
E: standrews@thorntons-law.co.uk

Anstruther: Tel 01333 310481 E: anstruther@thorntons-law.co.uk
Arbroath: Tel 01241 876633 E: arbroath@thorntons-law.co.uk
Cupar: Tel 01334 656564 E: cupar@thorntons-law.co.uk
Dundee: Tel 01382 200099 E: dundee@thorntons-law.co.uk
Edinburgh: Tel 0131 225 8705 E: edinburgh@thorntons-law.co.uk
Forfar: Tel 01307 466886 E: forfar@thorntons-law.co.uk
Kirkcaldy: Tel 01592 803400 E: kirkcaldy@thorntons-law.co.uk
Montrose: Tel 01674 673444 E: montrose@thorntons-law.co.uk
Perth: Tel 01738 443456 E: perth@thorntons-law.co.uk

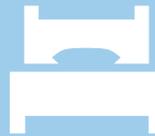
thorntons-property.co.uk



2 Public



Garage



4 Bed



EPC Rating



3 Bath



Thorntons is a trading name of Thorntons Law LLP.

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.