

Offers Over £600,000



East Chattan, 7 Mavis Haugh, 108 Hepburn Gardens,
St Andrews, KY16 9LT

East Chattan is a unique modern detached home full of character designed to give a warm yet open and light ambiance designed for entertaining and modern family life. The split level design made extensive use of natural materials including pitched pine ceilings, exposed brick work and wooden balustrade to enhance the light open modern feel.

Despite being just a short walk from the historic town centre through the picturesque Lade Braes and in the highly desirable Hepburn Gardens area, the home has a very quiet nestled location. From the house there is direct access to the Lade Braes.

This superb property was designed with the main reception room facing south over the garden and beyond to the Lade Braes. The entrance vestibule leads to a large welcoming dining hall with full height window and feature wooden balustrade overlooking the extensive lounge with its pitched pine ceiling and large picture window. The spacious accommodation comprises entrance vestibule, dining hall, lounge giving access to the living room to one side and the conservatory to the other, luxury refurbished kitchen, utility room, master bedroom with en suite shower room and patio doors to east facing patio, three further bedrooms, family bathroom and cloakroom. The property benefits from double glazing and gas central heating. The sale includes the fixed fitted floor coverings.

The landscaped garden has many areas for outside dining, hidden relaxation or family fun. The garden has a south facing patio and a large east facing patio.



Beneath the east patio there is a large lean-to potting shed. The large south facing lawn, surrounded by a delightful variety of mature shrubs and trees, tapers away to a secluded path and from here a private gate gives access to the Lade Braes Walk. East Chattan is approached by a long driveway which leads to a monoblock parking area and the detached double garage.

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.

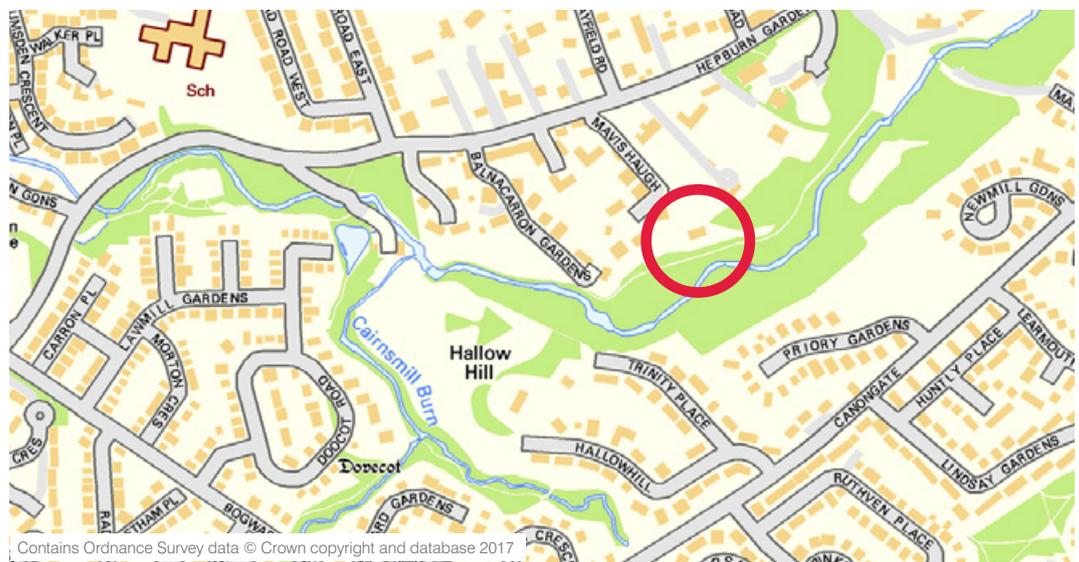
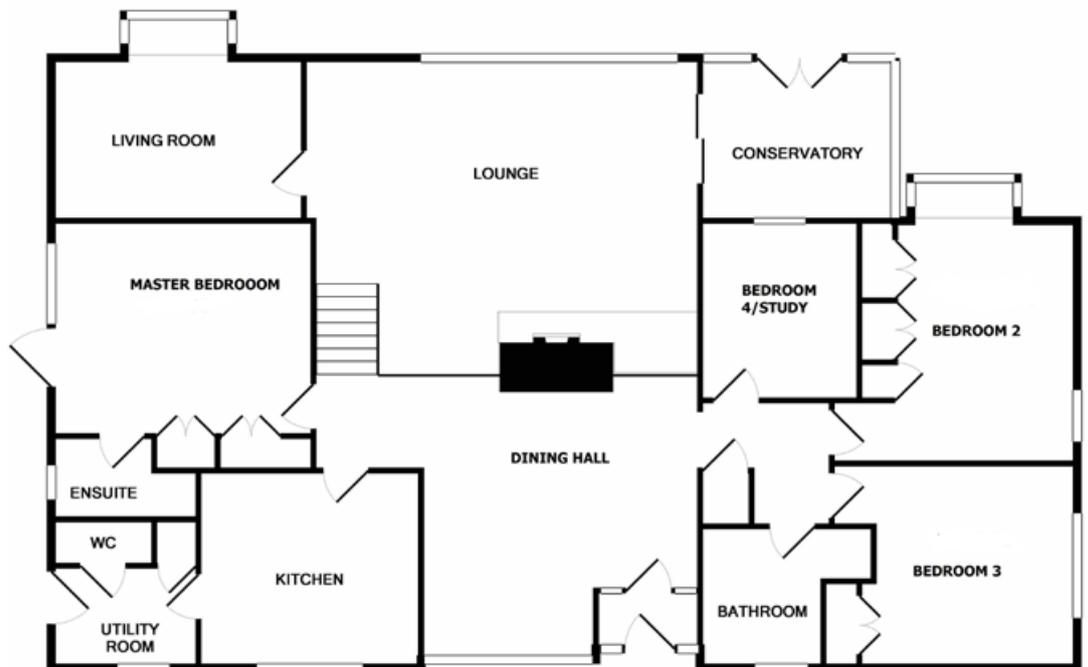
St Andrews provides good state schooling at Madras College and private schooling at St Leonards (for girls and boys up to the age of eighteen). There are co-educational public schools near Perth (Glenalmond and Strathallan) and The High School of Dundee is within easy reach.

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.



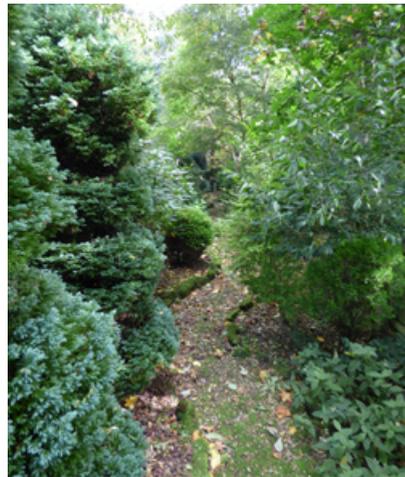
Room Dimensions

Entrance Vestibule	5'8 x 3'3	(1.73m x 0.99m)
Dining Hall	15'4 x 14'5	(4.67m x 4.39m)
Sitting Room	22'4 x 19'2	(6.81m x 5.84m)
Family Room	13'8 x 9'2	(4.17m x 2.79m)
Conservatory	11'4 x 9'7	(3.45m x 2.92m)
Kitchen	12'1 x 11'0	(3.68m x 3.35m)
Utility Room	8'4 x 5'3	(2.54m x 1.60m)
Master Bedroom	14'10 x 11'6	(4.52m x 3.51m)
En Suite Shower Room	6'1 x 4'4	(1.85m x 1.32m)
Bedroom 2	13'6 x 13'4	(4.11m x 4.06m)
Bedroom 3	11'11 x 11'2	(3.63m x 3.40m)
Bedroom 4 / Study	10'5 x 7'7	(3.18m x 2.31m)
Bathroom	7'1 x 6'10	(2.16m x 2.08m)
Cloakroom	5'7 x 2'5	(1.70m x 0.74m)









Thorntons

Let's get a move on!

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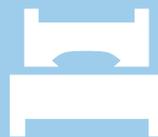
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4 Public



Detached Double
Garage



4 Bed



EPC Rating



2 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.