



Offers Over £530,000



This stunning detached property is enviably located within a highly desirable development to the west of St Andrews. From the house there is a delightful walk along the Lade Braes offering easy access to the golf courses, university and town centre with its vibrant shopping, restaurants, and theatre. The property is finished to a high standard and is presented in fine decorative order. The property is also within easy walking distance of Lawhead Primary School.

Spread over two levels the generously proportioned, flexible accommodation comprises; entrance hall, sitting room, dining room, family room, breakfasting kitchen, utility room, master bedroom with en-suite, 3 further bedrooms, bedroom 5/study, family bathroom and separate WC, gas central heating and double glazing.

The property stands in lovely, well maintained landscaped gardens. To the front there is an area of manicured lawn. The south facing rear garden has an area of patio closest to the house to provide an ideal location for al fresco dining whilst enjoying the tranquil, secluded gardens. There is a double driveway providing off-street parking directly in front of the double garage.

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.

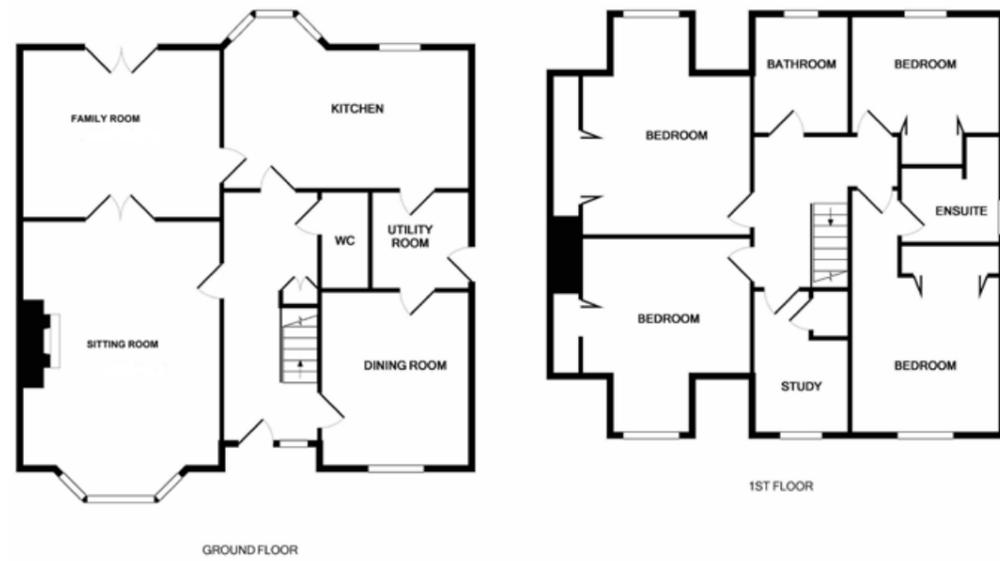
St Andrews provides good state schooling at Madras College and private schooling at St Leonards (for girls and boys up to the age of eighteen). There are co-educational public schools near Perth (Glenalmond and Strathallan) and The High School of Dundee is within easy reach.

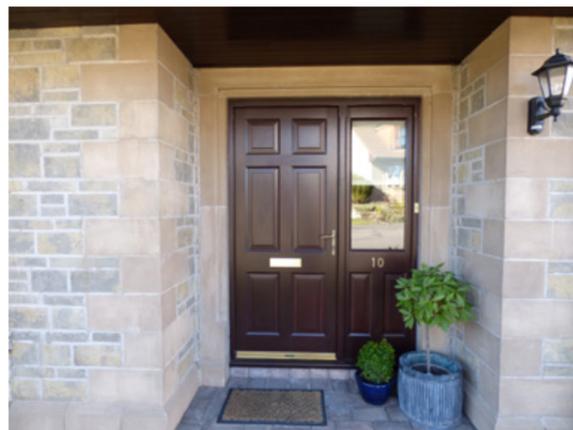
St Andrews is well placed for commuting to most of the surrounding towns such as Dundee, Perth, Kirkcaldy, Glenrothes and Cupar. The railway station at nearby Leuchars is on the main Aberdeen to London line and provides a fast link to both Dundee and Edinburgh. Edinburgh airport with its shuttle service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



## Room Dimensions

Sitting Room	22'2x14'7	(6.76m x 4.45m)
Dining Room	12'7x11'0	(3.84m x 3.35m)
Family Room	12'6x14'7	(3.81m x 4.45m)
Breakfasting Kitchen	12'7x18'6	(3.84m x 5.64m)
Utility Room	7'1x7'1	(2.16m x 2.16m)
WC	7'1x3'10	(2.16m x 1.17m)
Master Bedroom	11'8x11'0	(3.56m x 3.35m)
Ensuite	7'6x7'6	(2.29m x 2.29m)
Bedroom Two	15'9x12'7	(4.80m x 3.84m)
Bedroom Three	15'9x12'7	(4.80m x 3.84m)
Bedroom Four	8'8x10'10	(2.64m x 3.30m)
Study/Bedroom Five	10'8x6'11	(3.25m x 2.11m)
Bathroom	8'8x6'11	(2.64m x 2.11m)





# Thorntons

*Let's get a move on!*

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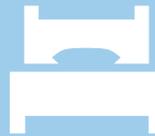
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3 Public



Garage &  
Driveway



5 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.