



This stunningly renovated and refurbished detached property is situated in a quiet cul de sac within a small select residential development, enviably located close to the East Sands and picturesque harbour and ideally located for those wishing to enjoy the many amenities of this ever popular town.

This superb extensively renovated property now provides exceptional contemporary accommodation comprising on the ground floor: entrance hall, luxury living dining kitchen with patio doors to garden, dining room/bedroom four and cloakroom, and on the upper floor: master bedroom with en suite shower room, two further double bedrooms and family bathroom with separate shower cubicle.

The property benefits from newly installed gas central heating and boiler and newly installed double glazed windows. Most furniture and furnishings may be available by separate negotiation.

To the front of the property there is a double monoblocked driveway suitable for off street parking and on the other side of the road there is a further parking space and visitor parking. The enclosed rear garden is mainly laid to lawn and enclosed by high fencing.

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 (formerly St Andrews Bay).

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).

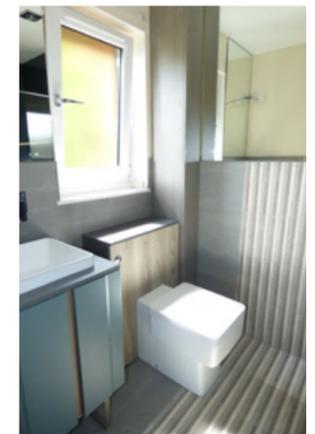
St Andrews is well placed for commuting to most of the surrounding towns such as Dundee, Perth, Kirkcaldy, Glenrothes and Cupar. The railway station at nearby Leuchars is on the main Aberdeen to London line and provides a fast link to both Dundee and Edinburgh. Edinburgh airport with its shuttle service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



Room Dimensions

Living Dining Kitchen	24'8 x 13'7	(7.52m x 4.14m)
Dining Room/Bedroom 4	9'8 x 9'4	(2.95m x 2.84m)
Master Bedroom	12'4 x 9'6	(3.76m x 2.90m)
En Suite Shower Room	7'7 x 5'1	(2.31m x 1.55m)
Bedroom 2	12'0 x 8'4	(3.66m x 2.54m)
Bedroom 3	10'7 x 8'6	(3.23m x 2.59m)
Family Bathroom	9'0 x 7'0	(2.74m x 2.13m)
Cloakroom	7'2 x 2'11	(2.18m x 0.89m)





Thorntons

Let's get a move on!

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1 Public



Attached Garage



3 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.