



69 Spottiswoode Gardens

| St Andrews | KY16 8SB

**Thorntons**   
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## Description

This deceptively spacious luxury detached property with separate annex, is situated in a quiet cul-de-sac within a desirable residential area of St Andrews, close to supermarkets and the St Andrews Community Hospital and doctors' surgeries. The property is within easy walking distance of Canongate Primary school and within walking distance of the historic town centre and its renowned amenities.





## Description

The property was constructed by the present owners (circa 2004) and has since been beautifully enhanced to become the outstanding property it is today. There are many delightful features within this home from the grand sitting room, the stunning living dining luxury kitchen with patio doors to the garden, wooden worktops and breakfast bar, to the recently installed high quality oak flooring in the living/dining/ kitchen, utility room and entrance hall.

The extensive accommodation presented in fresh decorative order comprises: entrance vestibule, entrance hall, sitting room, family room, living dining kitchen, utility room with large walk-in store cupboard which could revert back to cloakroom, large master bedroom with dressing room and refurbished en suite shower room, bedroom two with refurbished en-suite WC and separate shower cubicle, three further double bedrooms and refurbished family bathroom. The property benefits from gas central heating, underfloor heating on the ground floor and double glazing. To the front of the property there is a large monoblocked driveway which leads to the side entrance door and detached annex. The low maintenance front garden is mainly laid to stone chips. The private south facing rear garden has a paved patio and is mainly laid to lawn. The patio area is wired for a hot tub and to the side of the property there is an artificial putting green.

Another superb feature of the property is the detached annex. Originally built as a detached double garage, the building has been converted into a self-contained apartment which comprises living/dining/kitchen, double bedroom and shower room with a small private garden area. The annex has been utilised for letting purposes and commands a good rental income. EPC C.



## 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.

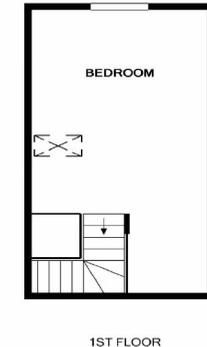
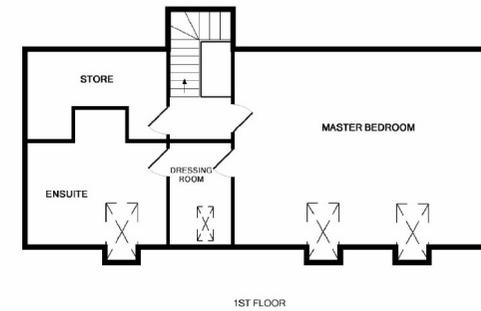
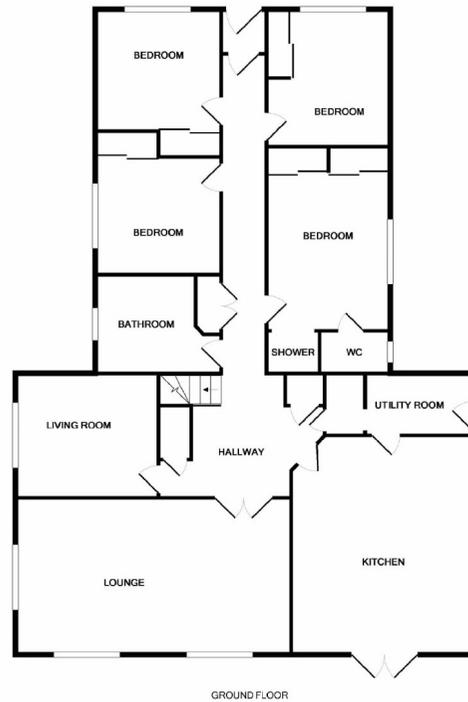
St Andrews provides good state schooling at Madras College and private schooling at St Leonards (for girls and boys up to the age of eighteen). St Andrews is well placed for commuting to most of the surrounding towns such as Dundee, Perth, Kirkcaldy, Glenrothes and Cupar. The railway station at nearby Leuchars is on the main Aberdeen to London line and provides a fast link to both Dundee and Edinburgh.







Entrance Vestibule	6'0 x 4'0	1.83m x 1.22m
Sitting Room	25'2 x 14'0	7.67m x 4.27m
Family Room	13'1 x 11'1	3.99m x 3.38m
Living/Dining/Kitchen	19'7 x 16'6	5.97m x 5.03m
Utility Room	10'4 x 5'6	3.15m x 1.68m
Master Bedroom	22'5 x 17'7	6.83m x 5.36m
Dressing Room	9'5 x 7'0	2.87m x 2.13m
En Suite Shower Room	11'2 x 9'5	3.40m x 2.87m
Bedroom 2	14'1 x 11'9	4.29m x 3.58m
En Suite WC	6'3 x 3'10	1.91m x 1.17m
En Suite Shower Room	5'1 x 3'9	1.55m x 1.14m
Bedroom 3	11'2 x 10'6	3.40m x 3.20m
Bedroom 4	11'2 x 10'10	3.40m x 3.30m
Bedroom 5	12'3 x 11'9	3.73m x 3.58m
Study/Attic Room	12'7 x 7'3	3.84m x 2.21m
Family Bathroom	8'9 x 7'3	2.67m x 2.21m
Annex		
Living/Dining/Kitchen	18'8 x 16'5	5.69m x 5.00m
Bedroom	22'11 x 11'9	6.99m x 3.58m
Shower Room	8'6 x 6'3	2.59m x 1.91m



Annex

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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