



20 Lawhead Road West

| St Andrews | KY16 9NE

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Description

This exceptional luxury detached property is situated in a select residential area to the west of St Andrews. From the house there is a delightful walk along the Lade Braes to the historic town centre and its renowned amenities. The property is also within easy walking distance of Lawhead Primary School.





Description

The property has been completely renovated and refurbished by the present owners to become an outstanding property. The property now benefits from a newly installed contemporary kitchen, family bathroom, shower rooms and cloakroom with Porcelanosa sanitary ware and Aqualisa showers, to the oak flooring in the entrance hall and main reception rooms. There are many further delightful features within this outstanding home from the spacious sitting room with its newly installed double patio doors to south west facing landscaped garden and open plan to dining room, which in turn gives access to the luxury fitted kitchen with its wooden worktop and large American style fridge/freezer, to the elegant master bedroom with dressing room and stunning en suite bathroom with its roll top bath and large shower cubicle. The property's design and layout ideally lends itself to comfortable family living and entertaining.

The superb accommodation comprises on the ground floor: entrance vestibule, entrance hall, sitting room, dining room, kitchen, utility room, three double bedrooms, bathroom and cloakroom, and on the upper floor: spacious landing which is currently utilised as a study, master bedroom with dressing room and en suite bathroom, further double bedroom with en suite shower room. To the front of the property there is a double driveway which leads to the integral double tandem garage. The front garden is laid to lawn and shrubbery. The beautifully landscaped rear garden has a large south west facing paved patio, manicured lawn and south facing large decked area, ideal for entertaining or relaxing. EPC D

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. Edinburgh airport with its shuttle service to London is approximately fifty miles away and further airport facilities and London flights are available from Dundee.

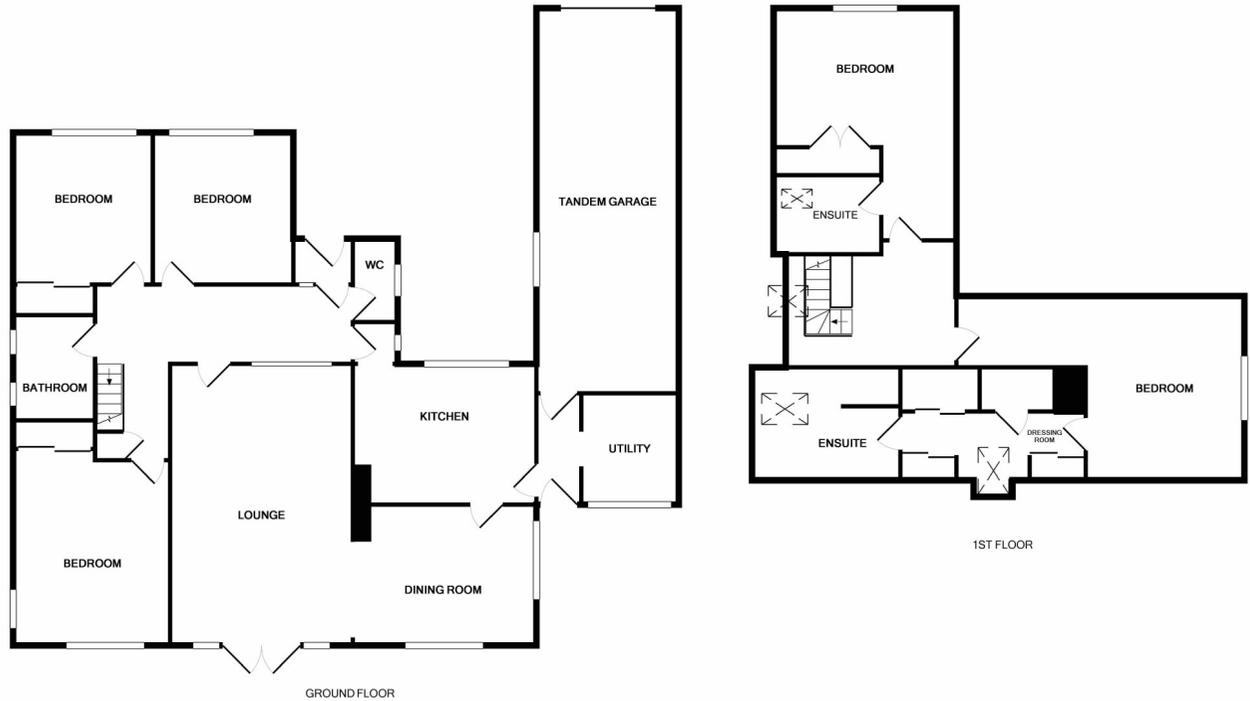








Entrance Vestibule	4'4 x 3'7	1.32m x 1.09m
Entrance Hall	19'10 x 6'0	6.05m x 1.83m
Sitting Room	21'11 x 14'0	6.68m x 4.27m
Dining Room	12'9 x 10'4	3.89m x 3.15m
Kitchen	13'10 x 10'5	4.22m x 3.18m
Utility Room	8'7 x 6'4	2.62m x 1.93m
Master Bedroom	22'9 x 14'2	6.93m x 4.32m
Dressing Room	14'5 x 6'3	4.39m x 1.91m
En Suite Bathroom	11'4 x 8'3	3.45m x 2.51m
Bedroom 2	17'6 x 13'11	5.33m x 4.24m
En Suite Shower Room	7'9 x 5'11	2.36m x 1.80m
Bedroom 3	15'6 x 11'11	4.72m x 3.63m
Bedroom 4	11'6 x 10'5	3.51m x 3.18m
Bedroom 5	11'6 x 10'5	3.51m x 3.18m
Bathroom	7'8 x 5'10	2.34m x 1.78m
Cloakroom	6'4 x 4'3	1.93m x 1.30m



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 illustrative purposes only and should be used as such by 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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