



Thorntons

The right way to move



Most attractive semi detached property, set in extended landscaped garden grounds, enviably located at the end of a quiet cul de sac and situated within a popular residential area, close to a bus route and within walking distance of the town centre.

The property is also within easy walking distance of primary and secondary schools, supermarkets and the St Andrews Community Hospital and doctors' surgeries.

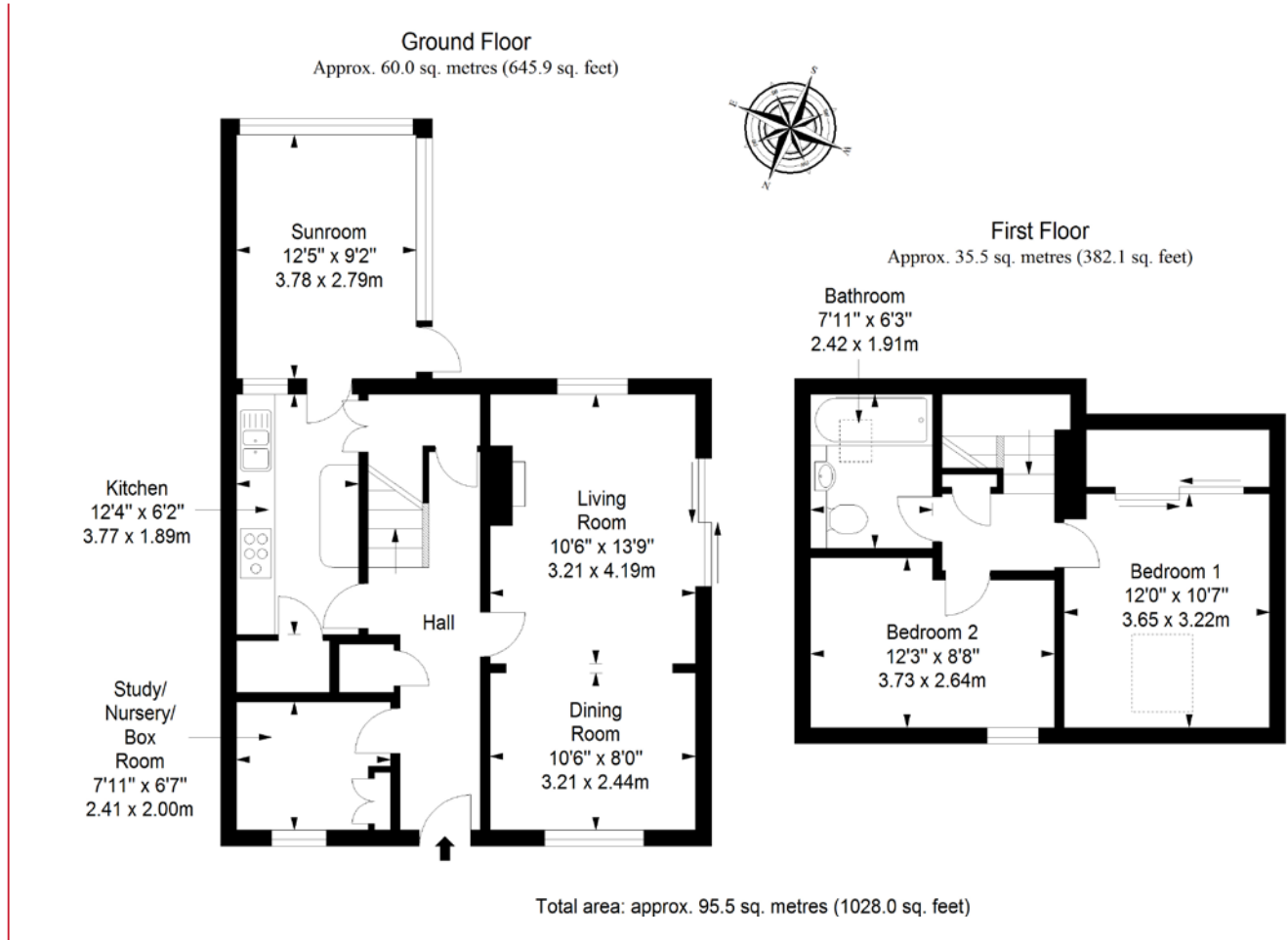
The bright well maintained accommodation comprises on the ground floor: entrance hall, sitting room with sliding patio doors to south west facing garden and open plan to dining room, fitted modern galley style kitchen opening to spacious conservatory which in turn gives access to the south facing garden, and study, and on the upper floor: two double bedrooms with views over rooftops to the St Andrews skyline, and bathroom. The property also benefits from gas central heating, double glazing and superb storage throughout. There are copies of 'architectural' concept drawings available, indicating the potential for extending the property, subject to planning approval.



The charming secluded landscaped garden grounds are laid to a delightful variety of attractive mature shrubs and trees which extend from the front around to the side and rear of the property, giving colour and interest are year round. The side and rear gardens have south and west facing patios where you can relax or entertain whilst enjoying the afternoon and evening sun. There is a timber gate to the rear giving access to the private residents' parking. There are two timber garden sheds.

EPC Rating - D.





St Andrews

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.

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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All you need