

16 Sandyhill Road

ST ANDREWS, KY16 8EG



*WONDERFUL THREE BEDROOM
SEMI-DETACHED HOME*



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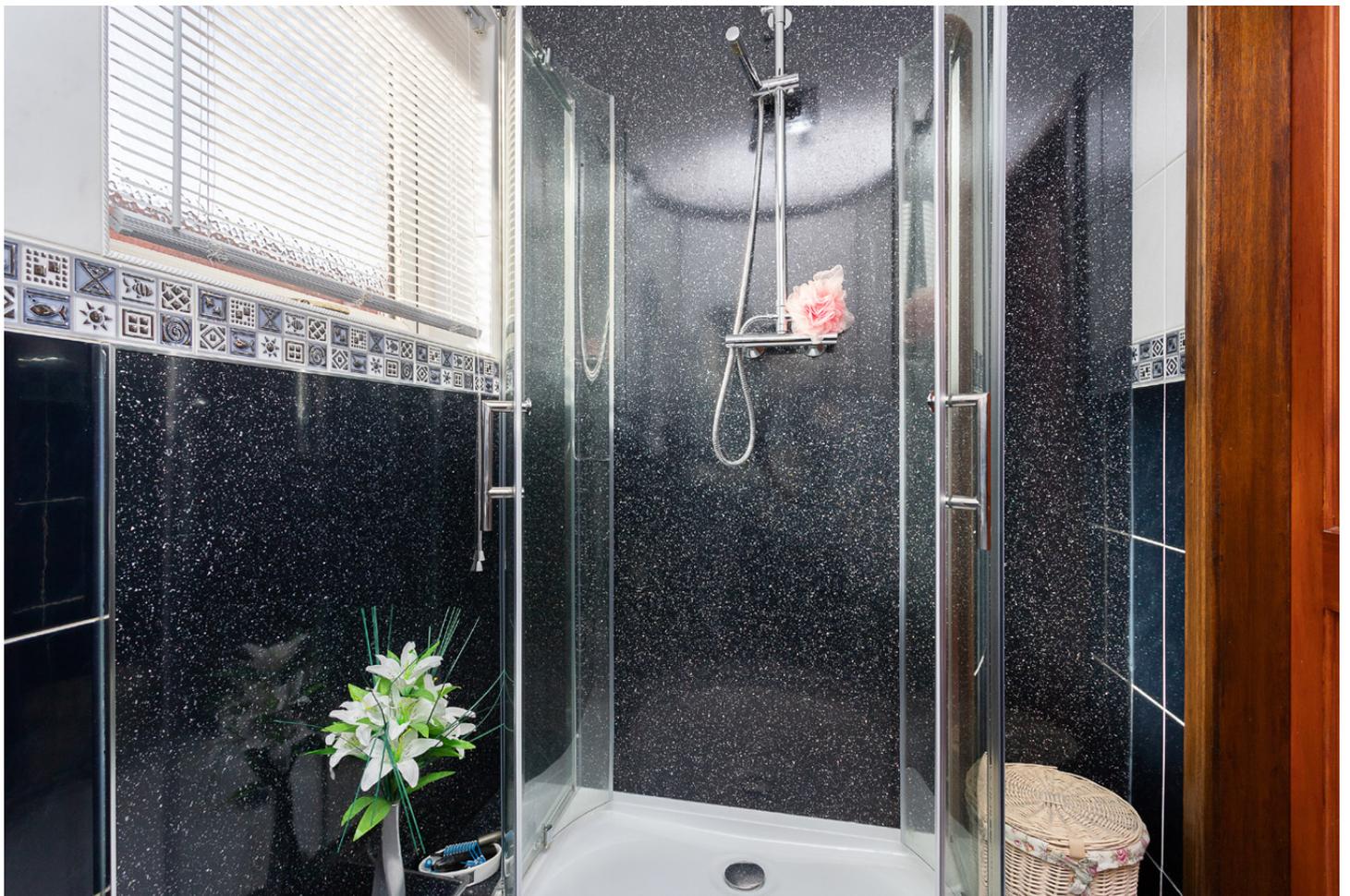
16 Sandyhill Road is a delightful semi-detached villa in excellent condition. The property has been upgraded by the present owners and is in walk-in condition. There is a welcoming reception hall with stairs leading to the upper level. The lounge is a good size and has dual-aspect windows (front and rear French doors leading to the gardens). The fully fitted kitchen/dining is located to



the rear with a full range of floor and wall-mounted units and door leading out to the landscaped rear gardens. The shower room is also located on the lower level. There are three double bedrooms on the upper level all of which are a good size with the master offering a stylish en-suite shower room. The property features double glazing and gas central heating.

The Kitchen





“...THERE ARE THREE DOUBLE BEDROOMS ON THE UPPER LEVEL ALL OF WHICH ARE A GOOD SIZE WITH THE MASTER OFFERING A STYLISH EN-SUITE SHOWER ROOM...”





Bedroom 2

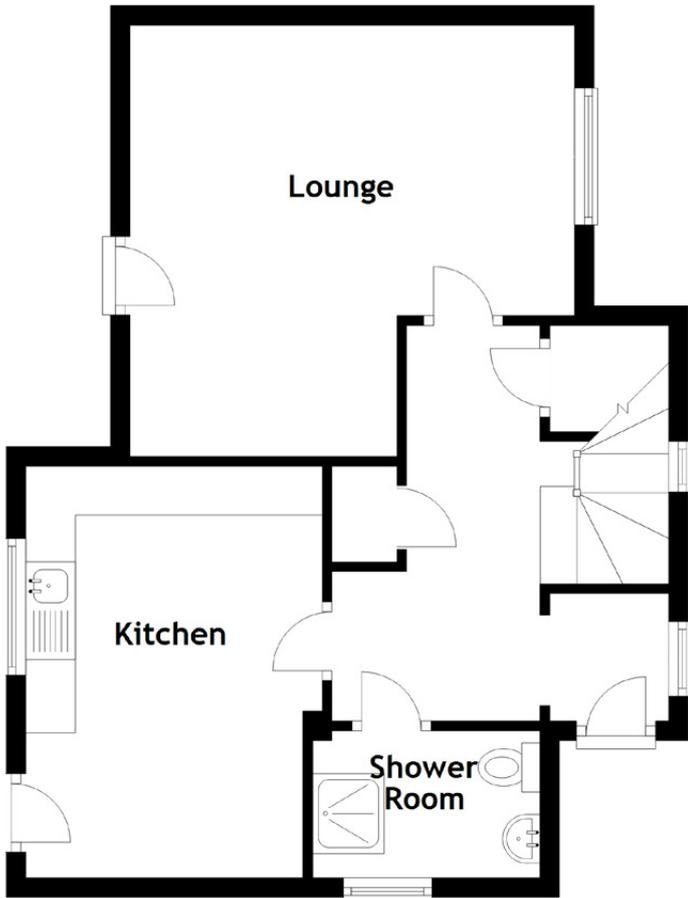




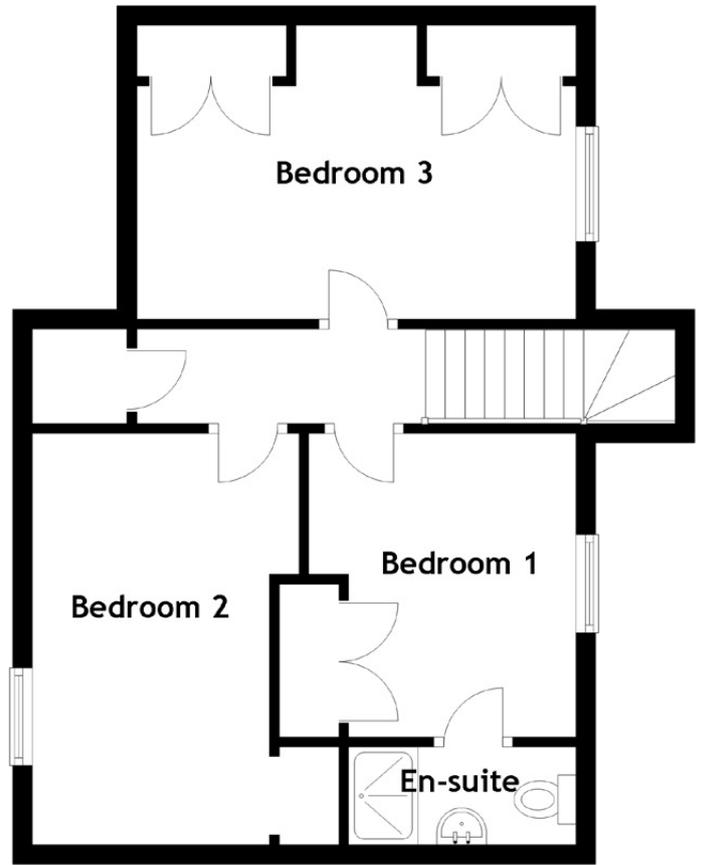
Bedroom 3



Ground Floor



First Floor



Approximate Dimensions

(Taken from the widest point)

Lounge	4.50m (14'9") x 4.40m (14'5")
Kitchen	4.20m (13'9") x 3.00m (9'10")
Bedroom 1	3.10m (10'2") x 2.70m (8'10")
Bedroom 2	4.20m (13'9") x 2.70m (8'10")
Bedroom 3	4.45m (14'7") x 2.38m (7'10")
Shower Room	2.30m (7'7") x 1.50m (4'11")
En-suite	2.30m (7'7") x 1.00m (3'3")

Gross internal floor area (m²): 93m²

EPC Rating: C

The gardens to the rear have been landscaped to incorporate a low-maintenance lawn and a paved section to the rear, all of which are fully enclosed by a wooden slatted fence. Ample off-street parking is provided by a lengthy driveway leading to a single garage. A well-designed summerhouse is to the rear which is perfect for those summer nights entertaining.

Viewing is highly recommended to appreciate the accommodation on offer.

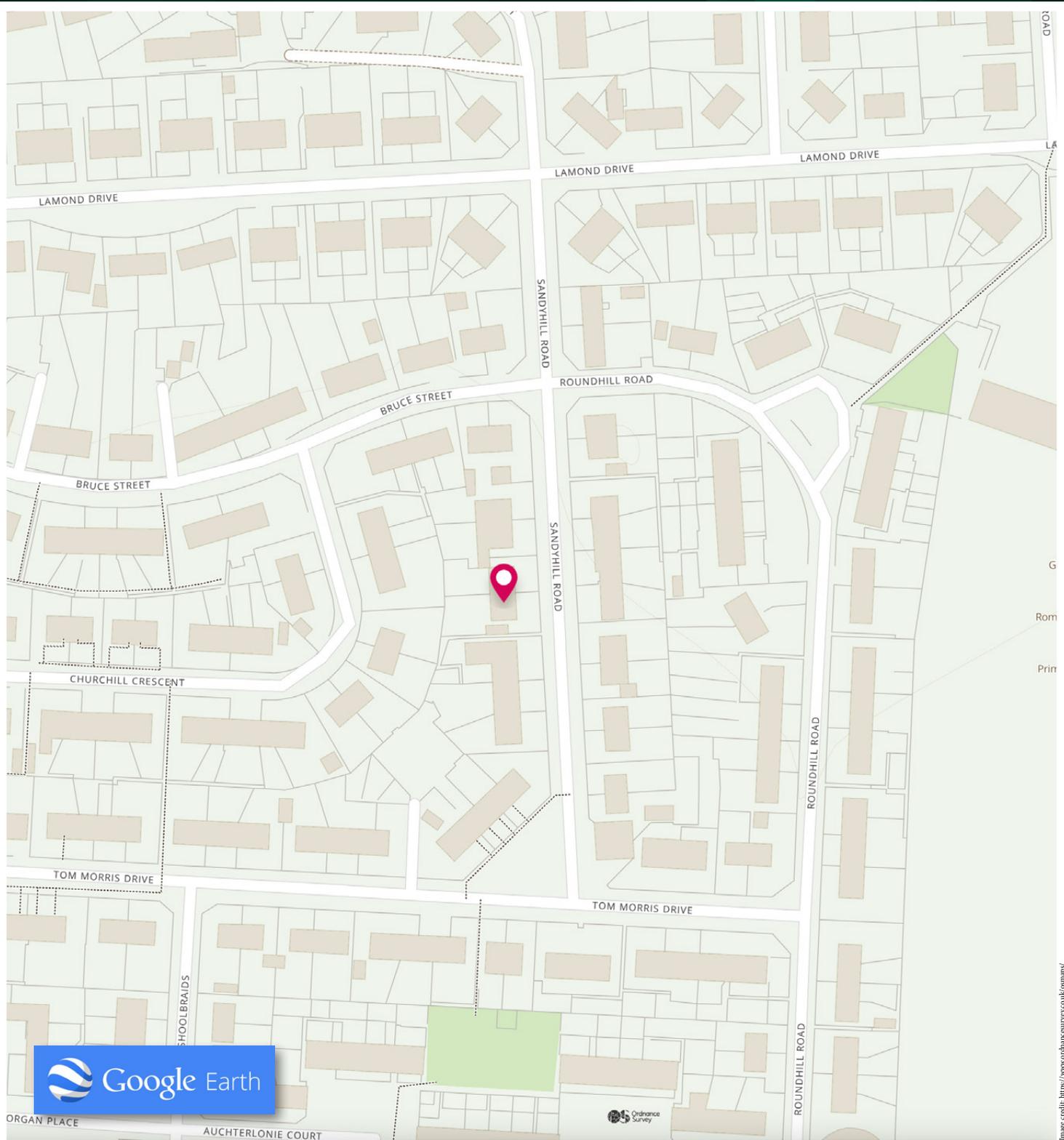




St Andrews is renowned worldwide as the 'Home of Golf'. The Old Course is a regular host to the Open Championship. There are now six further golf courses run by the St Andrews Links Trust, including the Castle Course opened in 2009. There are many other golf courses in the area including the Duke's Course, two courses at Fairmount, St Andrews Bay and Kingsbarns.

St Andrews is also well known for its university which is one of the oldest in Britain, founded in 1413. The town provides good local schooling within 10 minutes of the property, including Madras College, private schooling at St Leonard's and Dundee High School. The town has a good range of shops, hotels, restaurants and recreational and cultural facilities. Around a minute's walk from the property is the popular Lade Braes footpath, stretching from Little Carron on Hepburn Gardens to Lade Braes Lane at Madras College.

Access by rail, road and air is good. Leuchars railway station (four miles) is on the main Aberdeen to London line and provides a fast link to Dundee and Edinburgh.



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