

# 13 Straiton Wynd

ST ANDREWS, FIFE, KY16 8HT



*This mid-terraced home is in a fantastic location and offers spacious living with three bedrooms, gardens front and back, and great scope to modernise*



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McEwan Fraser Legal is delighted to present this three-bedroom mid-terraced house in St Andrews. This home enjoys a superb location, placing the town's historic centre, university, beaches, and world-famous golf within easy reach. Offering excellent potential, the property would benefit from a programme of refurbishment, allowing a purchaser the opportunity to create a home tailored to their own style and requirements.

# THE LOUNGE



The accommodation is well-proportioned and arranged over two floors. On the ground floor, the hall leads to a spacious lounge and a generous dining kitchen with direct access to the rear garden.



# THE KITCHEN





Upstairs, there are three bedrooms and a family bathroom with a shower over the bath.

## THE BATHROOM





# BEDROOM 1

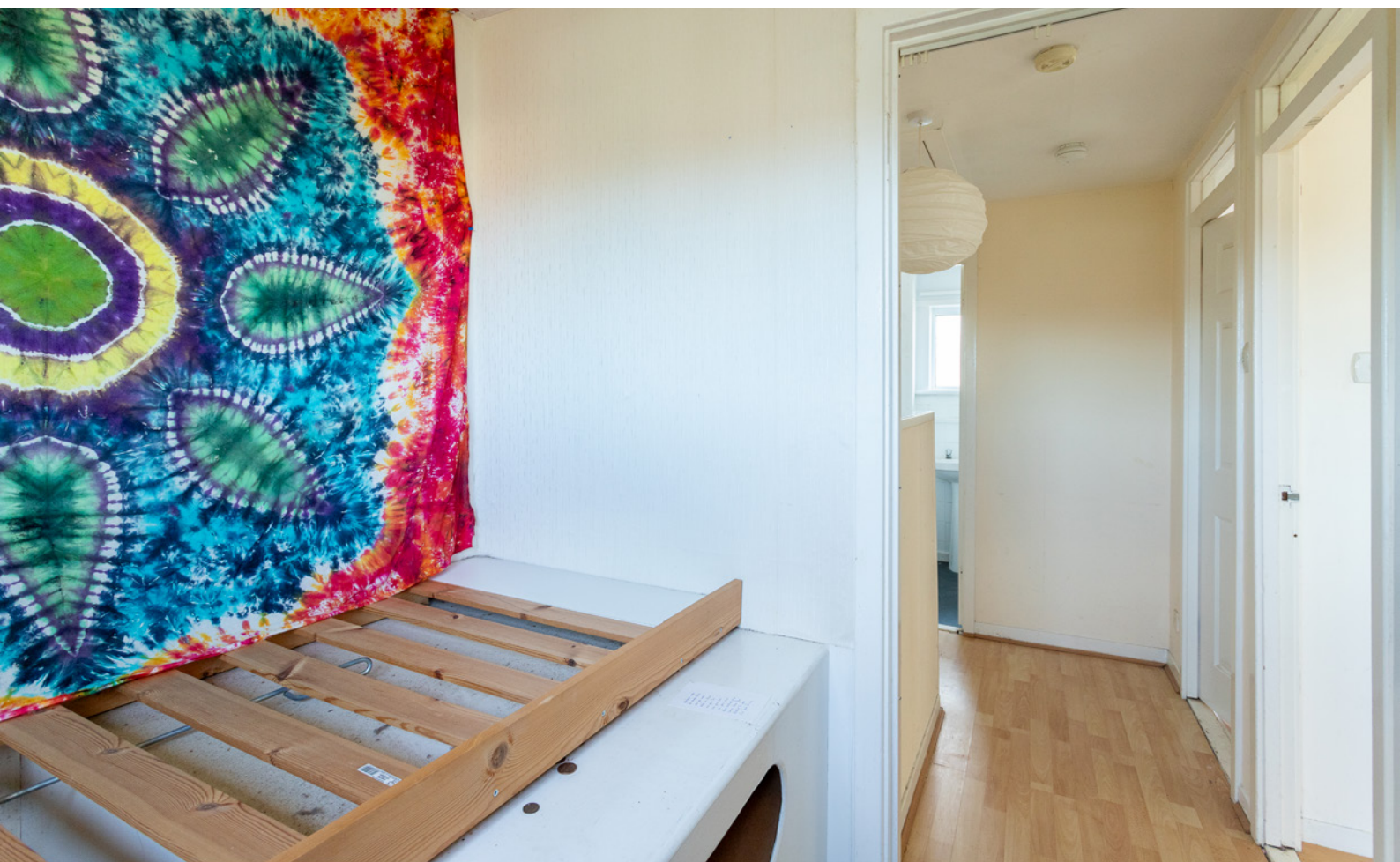


# BEDROOM 2





# BEDROOM 3





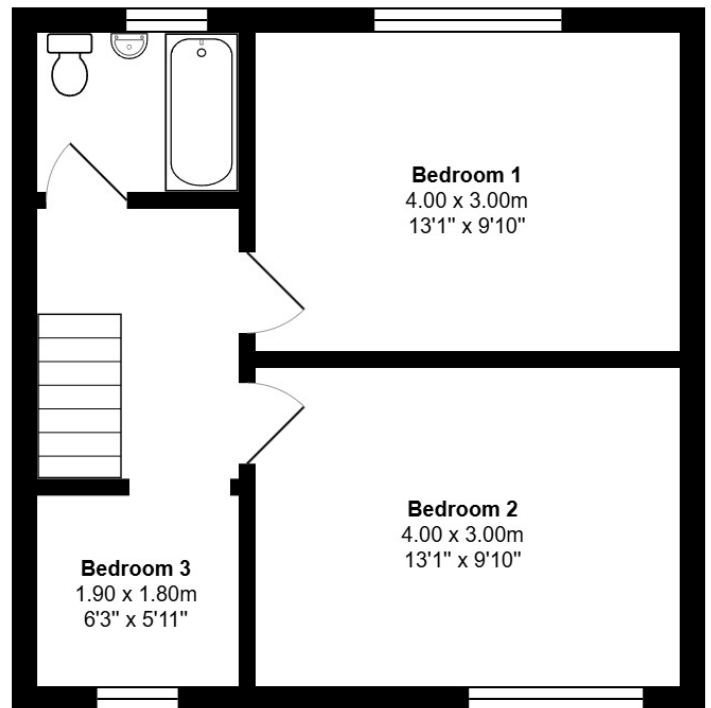
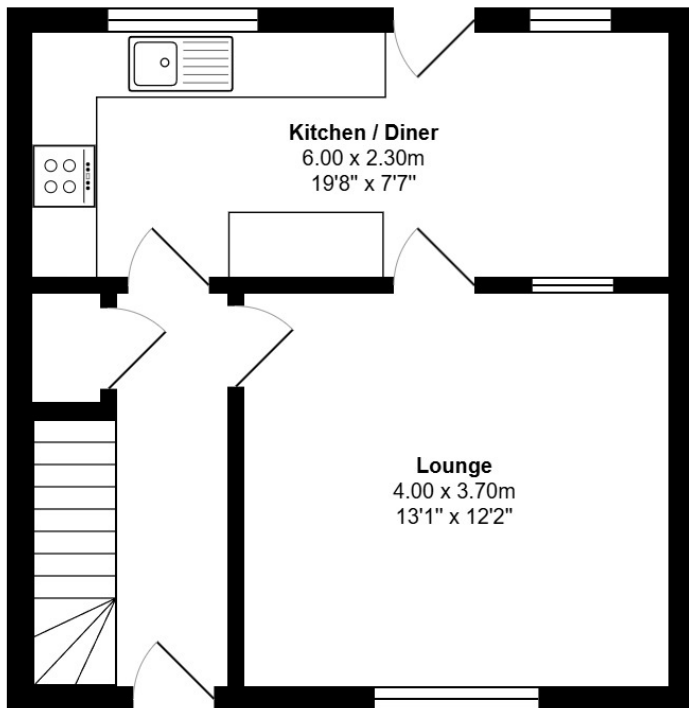
Externally, there are gardens to both the front and rear, with residents' parking available nearby. With scope for improvement and positioned in a highly desirable setting, this home represents an excellent opportunity for buyers seeking to put their own stamp on a property in St Andrews.

## EXTERNALS & VIEW



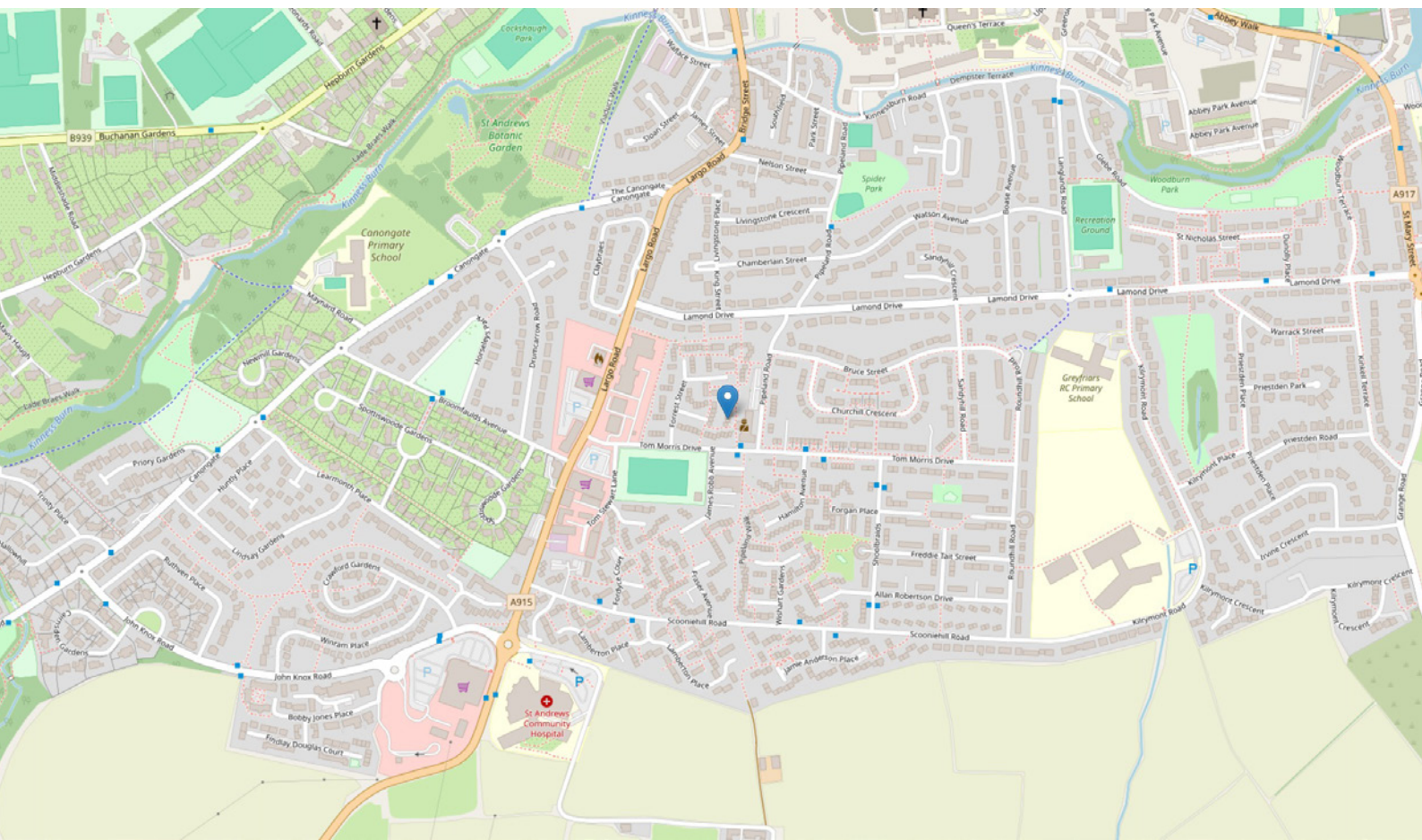


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup> | EPC Rating: D





# THE LOCATION

St Andrews is one of Scotland's most sought-after towns, celebrated worldwide for its historic university, its stunning medieval architecture and its iconic golf courses. The town combines a rich heritage with all the conveniences of modern living. Its vibrant centre is filled with an excellent selection of shops, cafés, restaurants and bars, ranging from well-known high street names to independent boutiques and artisan food stores. Everyday needs are well catered for with supermarkets, banks and essential services close at hand, while larger retail outlets are easily reached in neighbouring towns.







Education is central to the town's identity, with highly regarded primary and secondary schooling available locally, complemented by the internationally renowned University of St Andrews. Transport connections are strong, with regular bus services, convenient road links and easy access to the nearby Leuchars train station, offering direct routes to Dundee, Edinburgh and beyond.

Leisure opportunities are exceptional, from the world-famous Old Course to numerous other golf courses across the area. The town also boasts leisure centres, sports clubs and a thriving cultural scene, with theatres, galleries and music venues contributing to a lively community. Expansive sandy beaches, dramatic coastal walks and beautifully maintained parks and gardens provide endless outdoor enjoyment, making St Andrews as attractive for its lifestyle as it is for its history and prestige.



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