




McEwan Fraser Legal
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69 Younger Gardens

ST ANDREWS, FIFE, KY16 8AB



St Andrews is well known for its university, one of the oldest in Britain, founded in 1413. The 600 years celebrations happened in 2013. The town provides good state schooling at Madras College and private schooling at St Leonards and Dundee High School is within easy reach. The town has a good range of shops, hotels, restaurants and recreational and cultural facilities. Beyond St Andrews is the East Neuk of Fife, with a spectacular coastline that boasts fishing villages built around picturesque harbours and a famous prize-winning sandy beach and a beach with rock pools.

Access by rail, road and air is good. Leuchars railway station (4 miles) is on the main Aberdeen to London line and provides a fast link to Dundee and Edinburgh. There is a dual carriageway and motorway connection to Edinburgh from Kirkcaldy (20 miles). St Andrews is also renowned worldwide as the 'Home of Golf'.



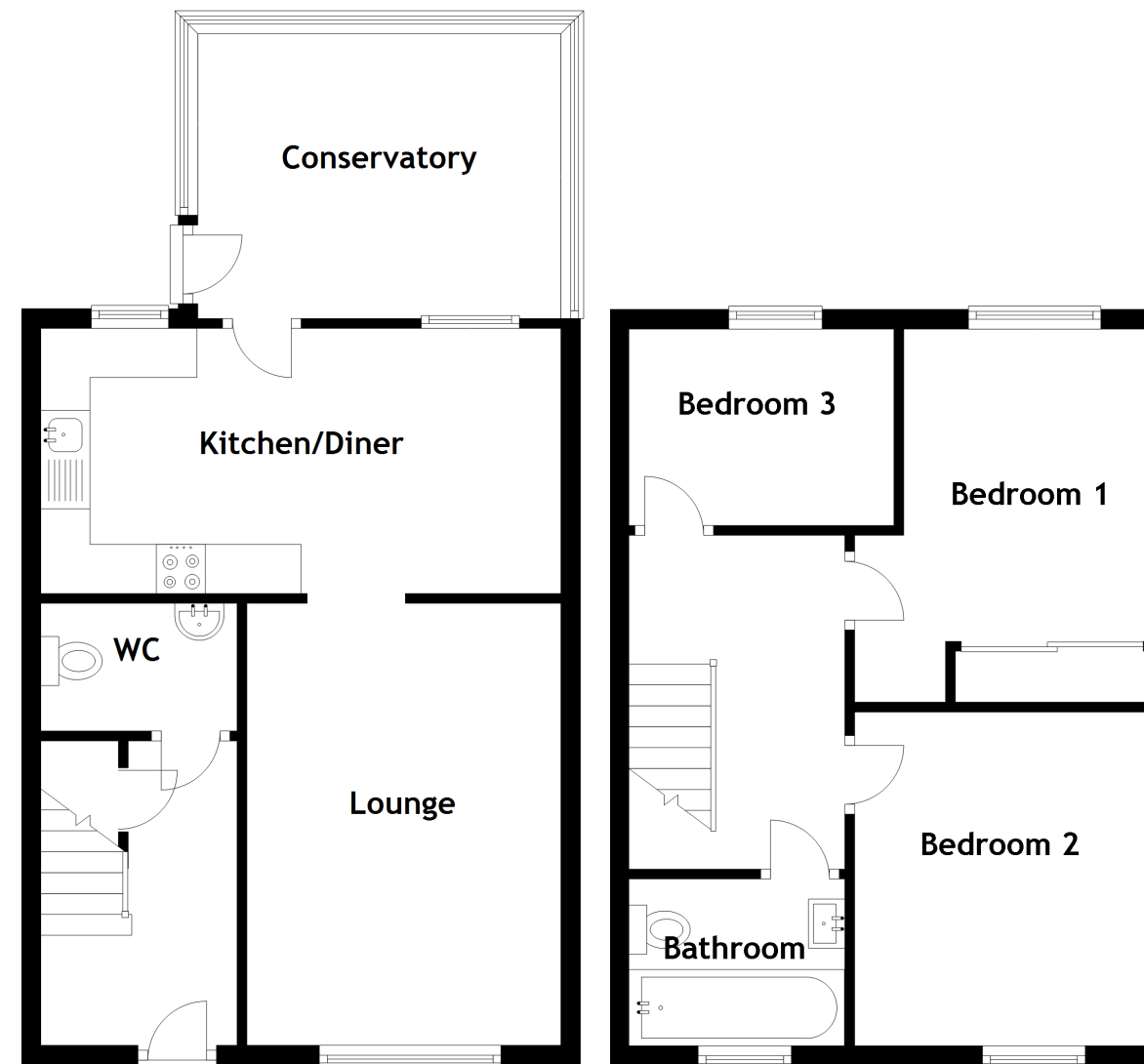
McEwan Fraser Legal is delighted to offer on to the open market this beautifully presented home in an extremely desirable spot in St Andrews.

This semi-detached home offers three bedrooms. The lounge is to the front of the property and is carpeted. A door from the lounge opens to the dining kitchen. The kitchen is well equipped with modern floor and wall-mounted units in a white gloss finish with contrasting worktops and tiled back-splash. The dining area is well defined and a door from the kitchen opens to the conservatory. On the ground floor is also a guest cloakroom with a toilet and wash hand basin.

The upper floor offers three bedrooms and the family bathroom. The bathroom includes a shower over the bath with a glazed screen. This is a home ready to walk into.



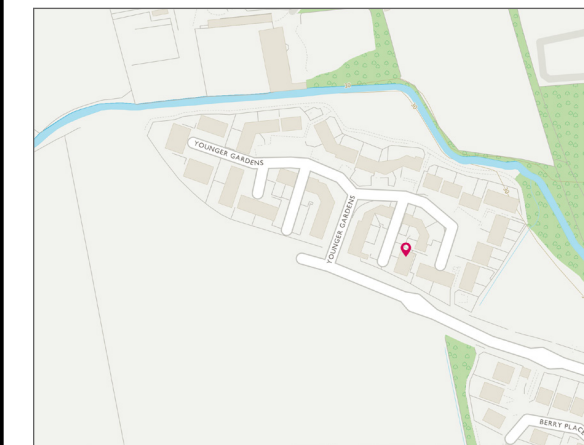
bedrooms, bathroom & wc



Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.30m (17'5") x 2.70m (8'10")
Lounge	4.50m (14'9") x 3.20m (10'6")
Conservatory	3.70m (12'2") x 2.90m (9'6")
WC	2.00m (6'7") x 1.30m (4'3")
Bedroom 1	3.80m (12'6") x 3.00m (9'10")
Bedroom 2	3.30m (10'10") x 3.00m (9'10")
Bedroom 3	2.70m (8'10") x 2.00m (6'7")
Bathroom	2.20m (7'3") x 1.70m (5'7")

Gross internal floor area (m²): 78m²
EPC Rating: C





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