




McEwan Fraser Legal

Solicitors & Estate Agents

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4 Freddie Tait Street

ST ANDREWS, FIFE, KY16 8HQ



THE LOCATION

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 six hundred 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.

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. Edinburgh Airport, with its increasingly wide range of domestic and international flights, is less than fifty miles away and Dundee Airport (fifteen miles) has regular services to London Stansted. There are also dual carriageway and motorway connections to Edinburgh from Kirkcaldy (twenty miles).

THE PROPERTY

4 Freddie Tait Street is a delightful two-bedroom home in excellent condition.

The property has been upgraded and would make a fantastic purchase for a first-time buyer. There is a welcoming reception hall with stairs leading to the upper level. The lounge is a good size and has front and rear-facing windows with access to the rear garden. The fully fitted kitchen is to the rear with a full range of floor and wall mounted units and a rear door leading out to the landscaped gardens. There are two double bedrooms on the upper level all of which are a good size. The family bathroom is also located on the upper level and has a white suite comprising of shower, WC and wash hand basin complete with splashback tiling. The property features double glazing and gas central heating.

The gardens to the rear have been landscaped to incorporate low maintenance with a central pathway and a paved section to the rear all of which are fully enclosed by a wooden slatted fence. The property further benefits from ample on-street parking.

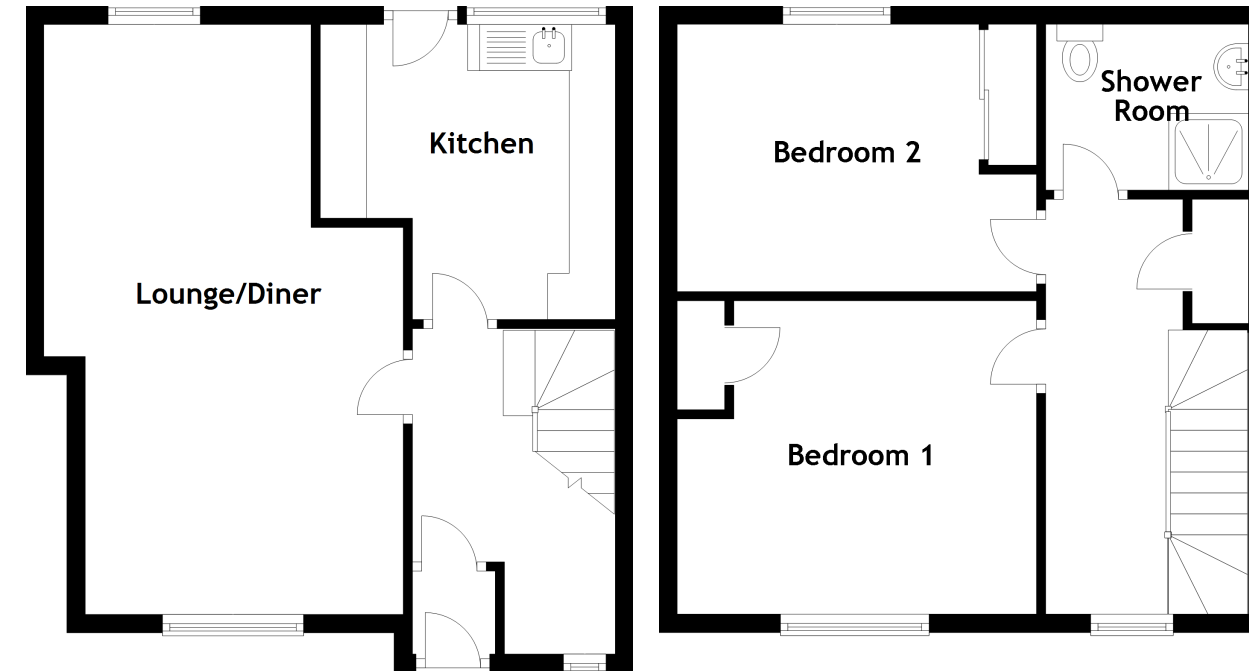
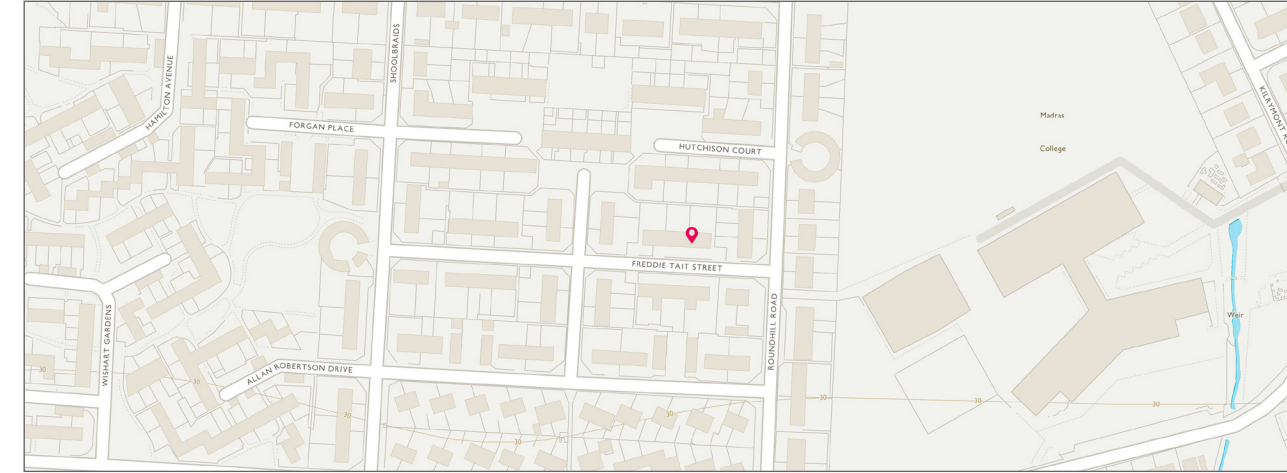


“...THE FULLY FITTED KITCHEN IS TO THE REAR WITH A FULL RANGE OF FLOOR AND WALL MOUNTED UNITS...”



BEDROOMS
& SHOWER ROOM

THE
DETAILS



Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	6.40m (21') x 3.90m (12'10")
Kitchen	3.20m (10'6") x 3.20m (10'6")
Bedroom 1	3.70m (12'2") x 3.40m (11'2")
Bedroom 2	3.70m (12'2") x 2.90m (9'6")
Shower Room	2.10m (6'11") x 1.80m (5'11")

Gross internal floor area (m²): 77m²
EPC Rating: C



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**Part
Exchange
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