





St Andrews KY16 0XE

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.

Beyond St Andrews is the East Neuk of Fife, with a spectacular coastline which 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 (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).





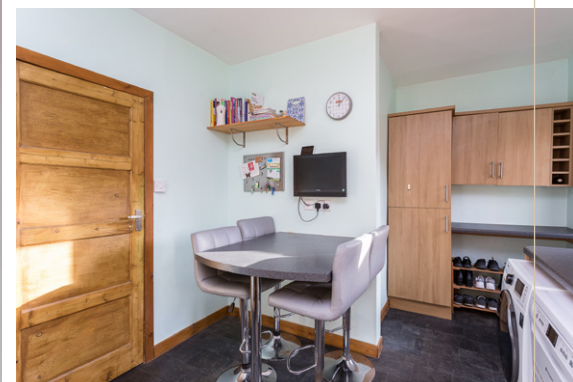
11 Miltonbank Crescent

GUARDBRIDGE,
ST ANDREWS, KY16 0XE

11 Miltonbank Crescent 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 facing). 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 bathroom is also located on the lower level and has a white suite comprising of a bath with separate shower, WC and wash hand basin complete with splash-back tiling. There are three double bedrooms on the upper level all of which are a good size. The property features double glazing and gas central heating.

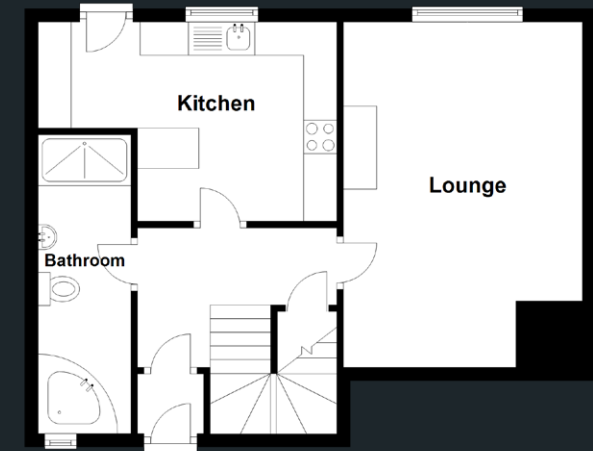
The gardens to the rear have been landscaped to incorporate a low maintenance lawn and a paved section to the rear, all of which are fully enclosed by a wooden slatted fence. Ample off-street parking is provided by a lengthy driveway leading to a single garage.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

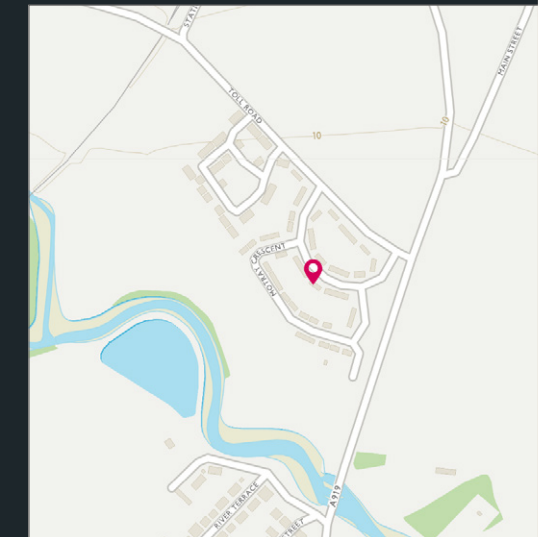
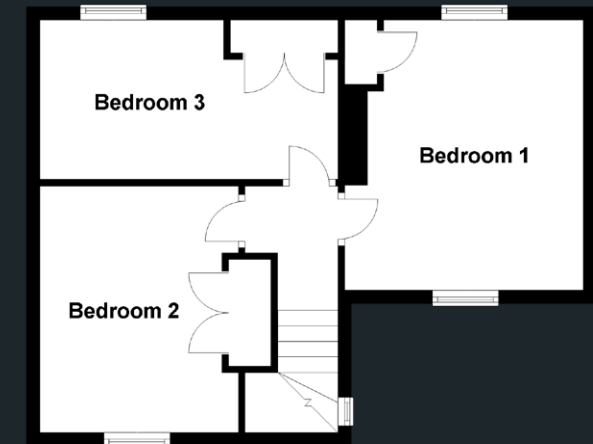


Approximate Dimensions
(Taken from the widest point)

| | |
|-----------|--------------------------------|
| Lounge | 5.20m (17'1") x 3.60m (11'10") |
| Kitchen | 4.50m (14'9") x 3.00m (9'10") |
| Bathroom | 4.50m (14'9") x 1.40m (4'7") |
| Bedroom 1 | 4.30m (14'1") x 3.60m (11'10") |
| Bedroom 2 | 3.70m (12'2") x 3.00m (9'10") |
| Bedroom 3 | 4.50m (14'9") x 2.40m (7'10") |

Gross internal floor area (m²): 91m²

EPC Rating: C



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01333 400 400
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAYNE SMITH
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer