



  
Solicitors & Estate Agents  
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18 Hamilton Avenue

ST. ANDREWS, FIFE, KY16 8EH



# AREA

## ST. ANDREWS

FIFE



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 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.

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).





# 18

## HAMILTON AVENUE

ST. ANDREWS



We are delighted to offer to the market this beautiful three-bedroom villa, positioned on an enviable plot in a highly sought-after location. On entering the home through the entrance hallway, it is immediately apparent that the current owners have meticulously looked after this family home. Room usage can be adapted to meet individual purchasers' needs and will comfortably provide for a larger family. The spacious lounge is naturally bright and neutrally finished. Adjacent to the lounge is the dining room, double in size and could be used for a variety of other uses. The fully fitted kitchen has been beautifully fitted to include a quality range of floor and wall-mounted units with striking worktops and splashbacks, which provides a fashionable and efficient workspace. The kitchen further benefits from integrated appliances. A ground-floor bedroom offers a comfortable and quiet space, and there is also a modern two-piece WC on this level.

The staircase leads up to the upper level of the accommodation, where you will find two generous-sized bedrooms both have built-in wardrobes, which provide excellent storage space. The contemporary three-piece family bathroom completes the property internally.

Externally. There are well-maintained private gardens. The rear garden is where you and your family can thrive, with thoughtful landscaping and design, which provides the ideal, safe and secure environment. This property also benefits from double glazing, gas central heating and solar panels at the front and rear of the property.







# SPECIFICATIONS & DETAILS

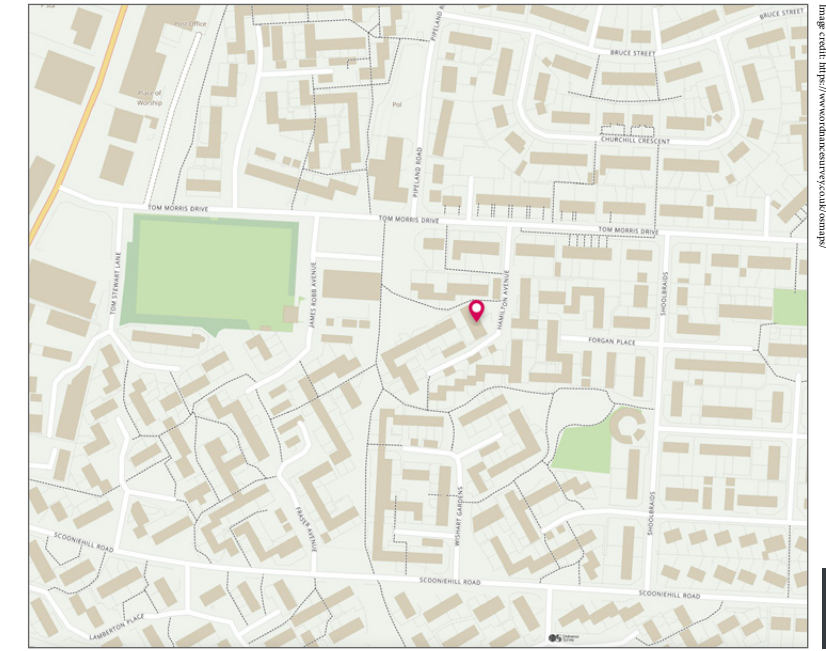
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	6.00m (19'8") x 3.35m (11')
Kitchen	4.15m (13'7") x 2.50m (8'2")
Dining Room	5.20m (17'1") x 3.65m (12')
Bedroom 1	4.00m (13'1") x 3.15m (10'4")
Bedroom 2	4.00m (13'1") x 2.60m (8'6")
Bedroom 3	3.25m (10'8") x 3.00m (9'10")
Bathroom	1.90m (6'3") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 101m<sup>2</sup>  
EPC Rating: C







# McEwan Fraser Legal

## Solicitors & Estate Agents

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