

8 James Robb Avenue

ST. ANDREWS, FIFE, KY16 8HY



WONDERFUL THREE BEDROOM FAMILY HOME IN A QUIET RESIDENTIAL LOCATION



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





8 James Robb Avenue is a delightful semi-detached house 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 and a large storage space straight ahead. The open-planned lounge/dining area and kitchen is a good size and has large windows flooding the room with natural light. The fully fitted kitchen is located to the rear with a full range of floor and wall-mounted units and door leading out to the landscaped rear gardens.



4

5



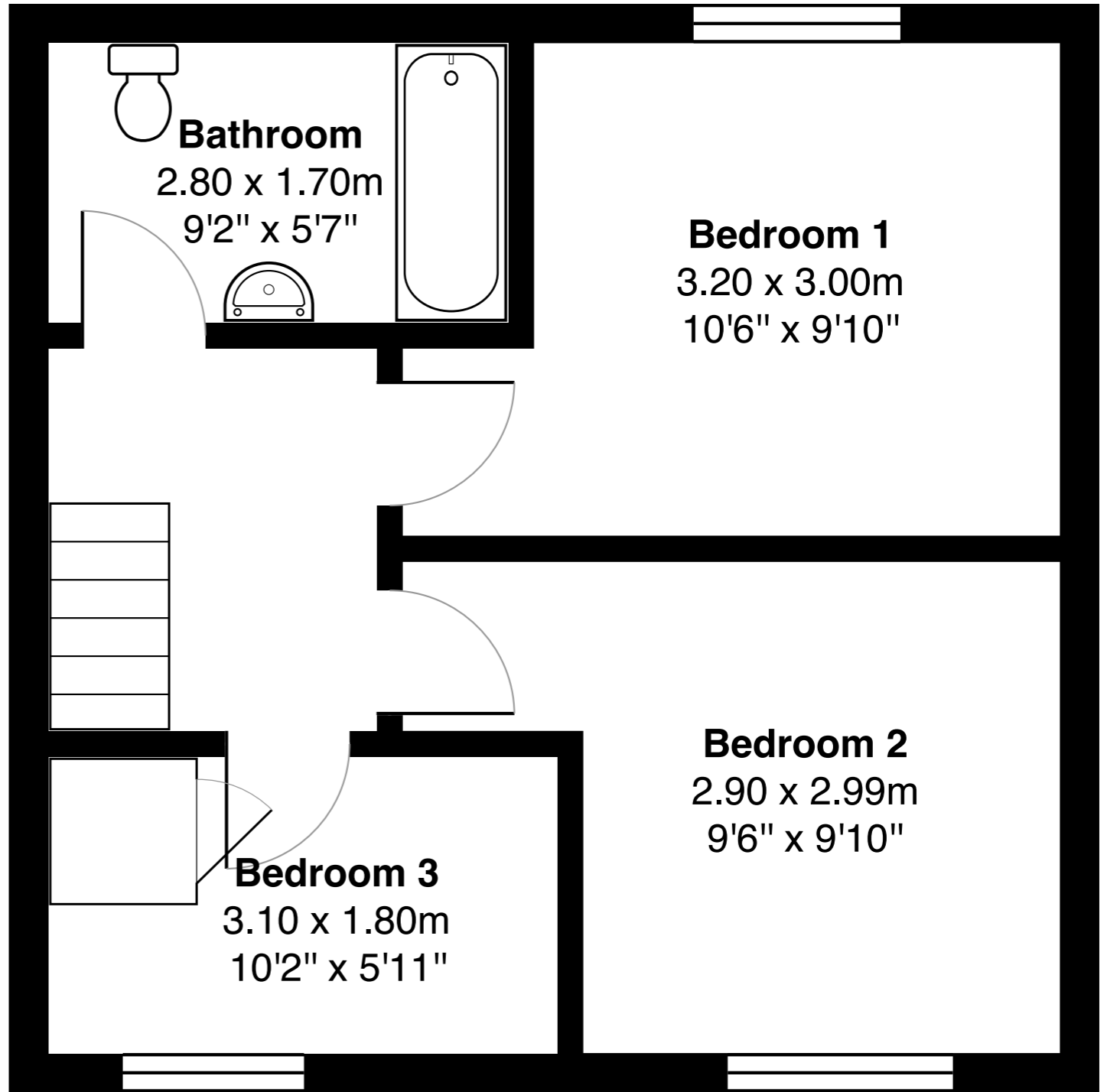
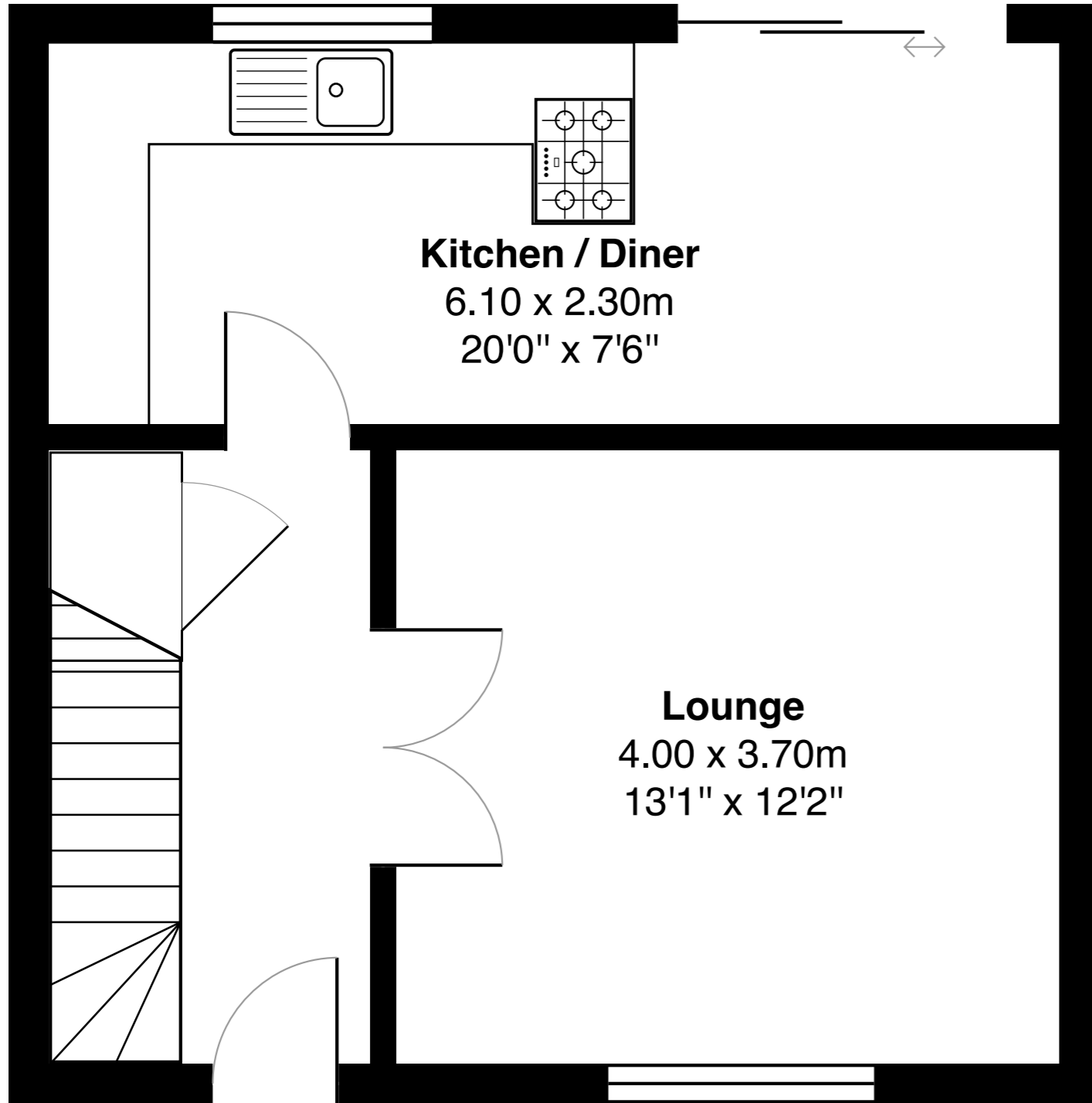
There are three bedrooms on the upper level all of which are a good size. The bathroom is also located on the upper level and has a white suite comprising of a shower over a bath with a splashback wet wall, WC and wash hand basin. The property features double glazing and gas central heating.



Gross internal floor area (m²): 74m²

EPC Rating: C

Extras (Included in the sale): All flooring and blinds, wooden shed with electric.





The gardens to the rear have been landscaped to incorporate a low-maintenance area to the rear, all of which are fully enclosed by fences. Viewing is highly recommended to appreciate the accommodation on offer.

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 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).





Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
JAY STEIN
Area Sales Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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.