

19 Wishart Gardens

ST ANDREWS, KY16 8HW



*Four bedroom home with dining kitchen
and enclosed gardens in St Andrews*



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Part exchange is available making it even easier to move into St Andrews. McEwan Fraser Legal is delighted to present to the market this super, family home, presented and maintained beautifully, and ready to walk right into.

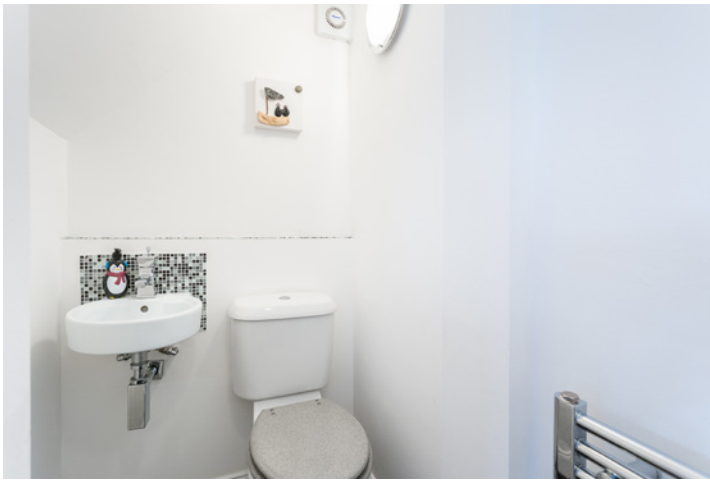
THE LOUNGE



On the ground floor are the lounge, dining kitchen and guest toilet. The lounge is elegant and comfortable with a carpeted floor, a large window to the front and modern, stylish glazed doors to the hall and the dining kitchen. This room is light, bright and very comfortable. The dining kitchen is well stocked with units at both floor, and wall height. French doors open to the patio.

THE KITCHEN/DINER





On the upper floor are four bedrooms with the main bedroom benefiting from built-in wardrobes. The family shower room is modern and fresh.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4

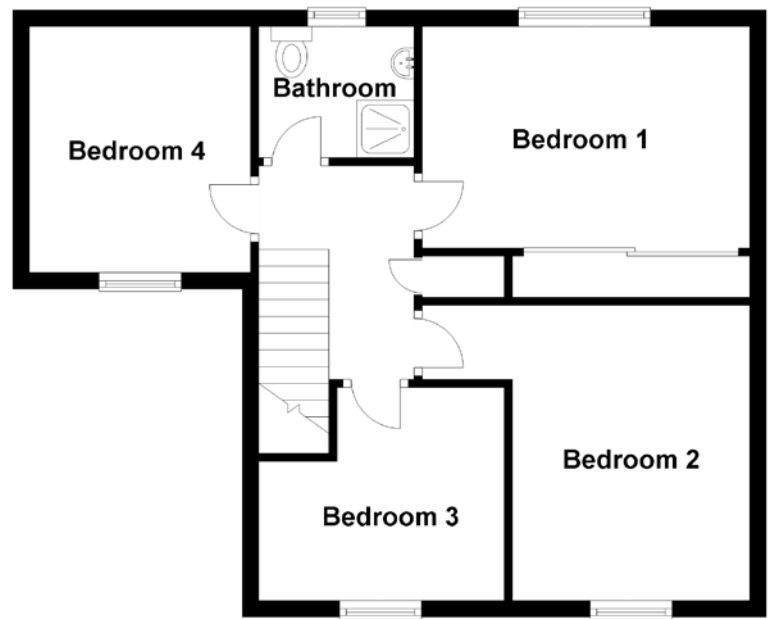
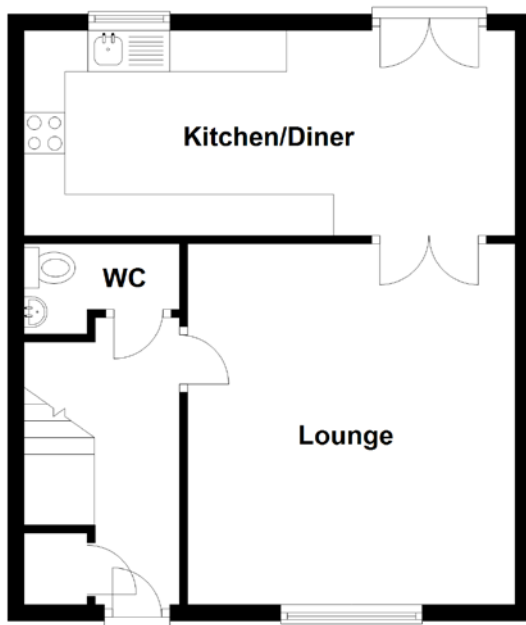


Externally, the gardens to the front and back are both enclosed.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

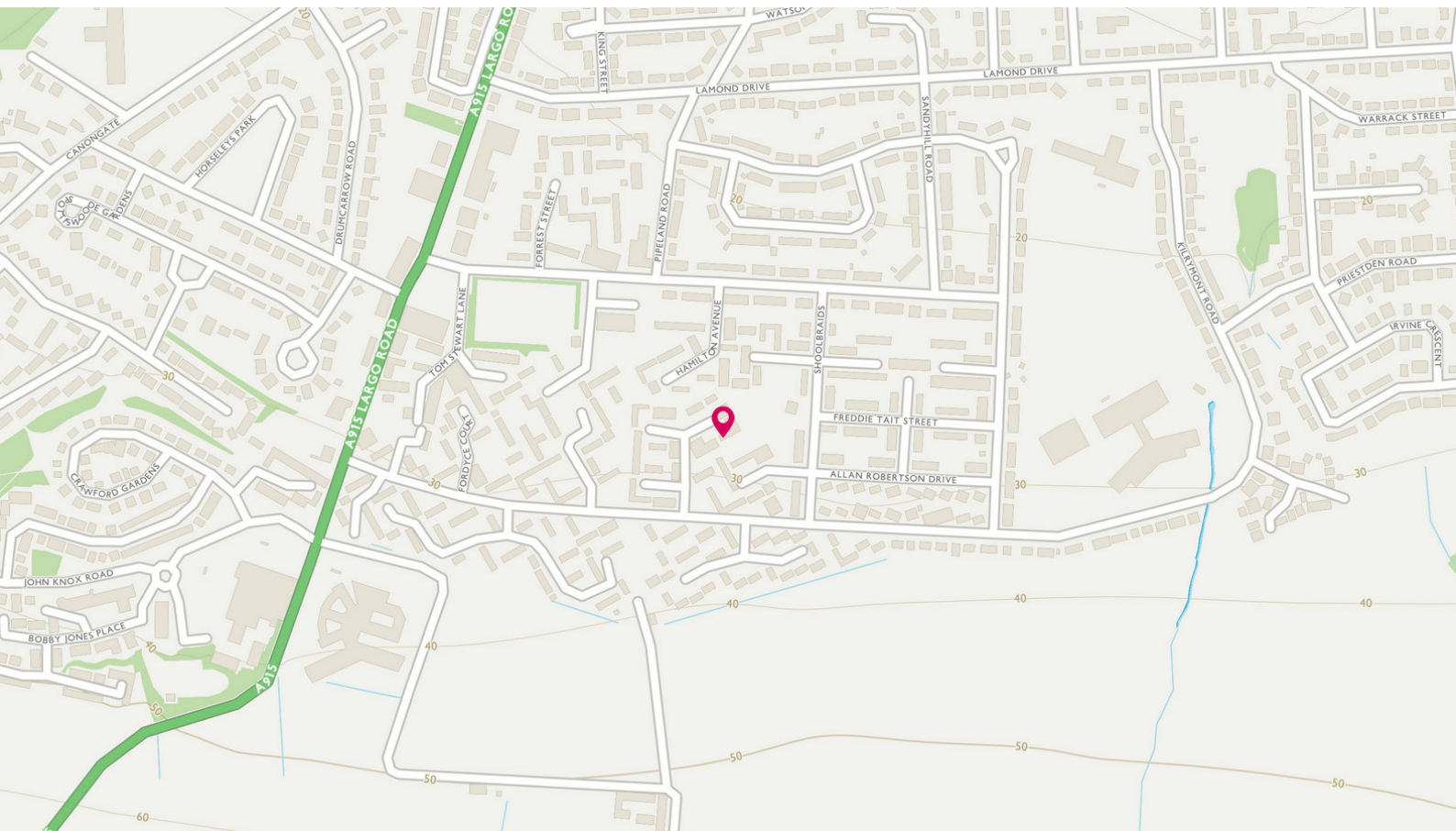


Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14'5") x 4.00m (13'1")
Kitchen/Diner	6.00m (19'8") x 2.50m (8'2")
WC	1.90m (6'3") x 1.10m (3'7")
Bedroom 1	4.00m (13'1") x 2.70m (8'10")

Bedroom 2	4.00m (13'1") x 3.60m (11'10")
Bedroom 3	3.00m (9'10") max x 2.60m (8'6")
Bathroom	1.90m (6'3") x 1.60m (5'3")
Bedroom 4	3.00m (9'10") x 2.70m (8'10")

Gross internal floor area (m²): 93m²
EPC Rating: D



THE LOCATION

St Andrews is renowned worldwide as the 'Home of Golf' and known romantically as the meeting place of Kate and Wills. But there is more to it than that! Street cafes, independent and interesting shops, theatre, music venues... the list goes on!





Of course, The Old Course is a regular host to the Open Championship which was last held there in July 2015, but there are now six further golf courses run by the St Andrews Links Trust, including the Castle Course opened in 2009.

St Andrews is also well known for its university which is one of the oldest in Britain, founded in 1413. 600 years of culture on the doorstep! The town provides good state schooling at Madras College.

Beyond St Andrews lies the East Neuk of Fife, with a spectacular coastline sheltering fishing villages built around picturesque harbours and famous, prize-winning sandy beaches and rock pools. Don't forget the fife coastal path!



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