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" P I C T U R E S Q U E
H A R B O U R S A N D A
F A M O U S P R I Z E - W I N N I N G
S A N D Y B E A C H "

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).



S T A N D R E W S



The property is accessed via the vestibule, which in turn leads through to a bright, spacious reception hall; both areas are floored throughout. A curved staircase with decorative bannisters, lead up to the upper floors. This home has retained most of its period features including large windows with beautiful corncicing, floor tiles and panel doors.

On the ground floor, the family/dining room is filled with light from the large south-facing window. This room could easily accommodate gatherings of family and friends for more formal dining. The south-facing main lounge has an open fire. The kitchen has a wealth of floor and wall-mounted units, with a cosy adjacent family room that provides access to the rear.

Taking the staircase to the first floor, there are three good-sized double bedrooms, lacking no shortage of space for free-standing furniture. As with the lounge below, the master bedroom has a feature fireplace. There is a large three-piece family bathroom on this floor. Also on this level is a stylish shower room.

Journey to the top level where you will discover two further double bedrooms with delightful views over St Andrews.

There are well-maintained garden grounds to the side and rear of the property with more than ample parking. The beautiful secluded back garden affords peace, privacy and security for children and family pets.



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	4.82m (15'10") x 3.97m (13')
Kitchen	3.97m (13') x 3.43m (11'3")
Dining Room 1	4.79m (15'9") x 3.59m (11'9")
Dining Room 2	4.30m (14'1") x 1.89m (6'2")
WC	1.43m (4'8") x 0.88m (2'11")

First Floor

Bedroom 1	4.82m (15'10") x 4.07m (13'4")
Bedroom 2	4.81m (15'9") x 3.05m (10')
Bedroom 3	4.08m (13'5") x 3.45m (11'4")
Bathroom	3.26m (10'8") x 1.71m (5'7")
Shower Room	2.13m (7') x 1.65m (5'5")

Second Floor

Bedroom 4	4.95m (16'3") x 3.32m (10'11")
Bedroom 5	4.16m (13'8") x 2.92m (9'7")

Gross internal floor area (m²): 197m²

EPC Rating: E

Extras (Included in the Sale): Floor coverings, light fittings, window dressings and furniture.

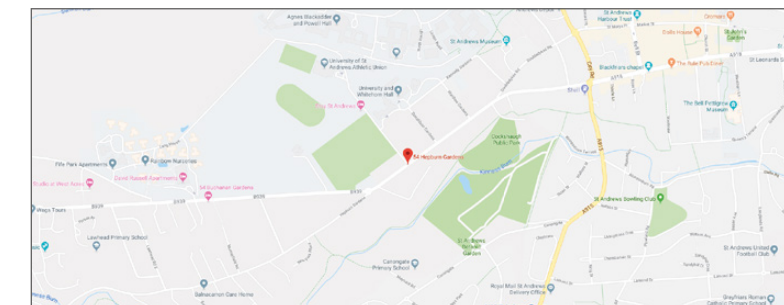
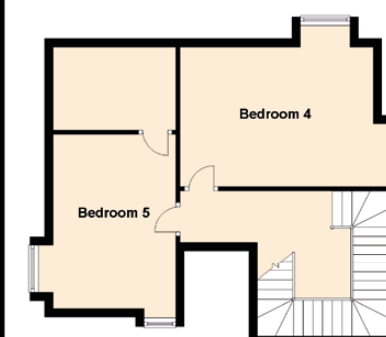
Ground Floor



First Floor



Second Floor





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**Part
Exchange
Available**

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