



**McEwan Fraser Legal**

Solicitors & Estate Agents

01333 400 400

9 Leonard Gardens

ST ANDREWS, KY16 8RD

THE LOCATION

ST ANDREWS, KY16 8RD

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.

Around a minute's walk from the property is the popular Lade Braes footpath, stretching from Little Carron on Hepburn Gardens to Lade Braes Lane at Madras College. 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).



9 LEONARD GARDENS

ST ANDREWS, KY16 8RD

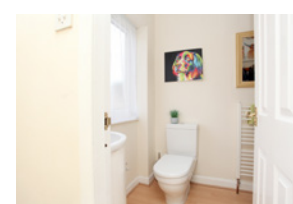
Viewing is essential to fully appreciate the high-quality finish of this property. 9 Leonard gardens is a delightful and spacious three-bedroom family villa situated in a cul-de-sac within a quiet residential setting. The property has been well maintained by the current owners and is in move-in condition.

The entrance leads into a hall which has doors leading to the lounge and kitchen with stairs leading to the upper level. The spacious open-plan lounge/kitchen has a front-facing window and a rear window with views over the landscaped gardens. The kitchen is a good size and features a range of quality fitted floor and wall-mounted units with a striking work surface. Access is gained from here into the wonderful spacious conservatory. A handy WC is also located on the ground level.

On the upper level, there are two good-sized double bedrooms and a small double bedroom. The three-piece family bathroom completes the internal accommodation on offer. The property also benefits from gas central heating and full double glazing throughout.

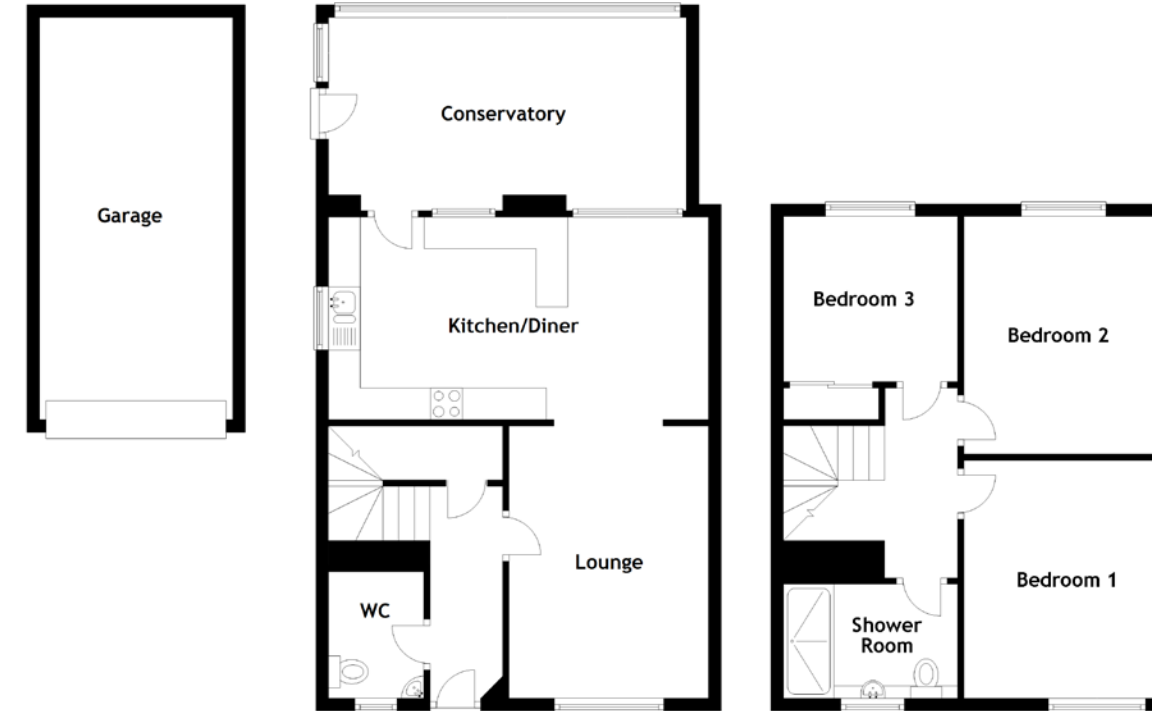
There is a driveway leading to the single garage and a lovely landscaped south-facing garden to the rear of the property which is low maintenance and fully enclosed ensuring a child and animal-friendly environment.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

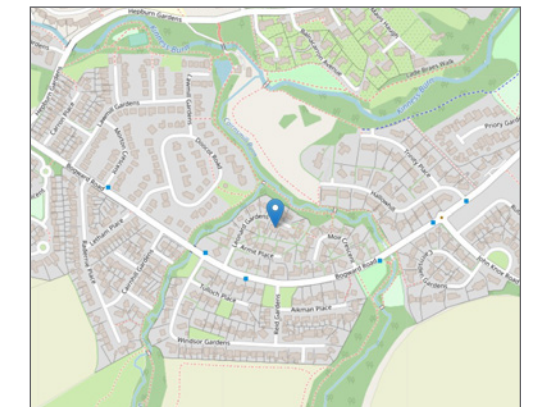


Approximate Dimensions
(Taken from the widest point)

Lounge	4.30m (14'1") x 3.15m (10'4")
Kitchen/Diner	6.00m (19'8") x 3.20m (10'6")
Conservatory	5.65m (18'6") x 3.05m (10')
WC	2.00m (6'7") x 1.50m (4'11")
Shower Room	2.75m (9') x 1.80m (5'11")
Bedroom 1	3.75m (12'4") x 3.15m (10'4")
Bedroom 2	3.80m (12'6") x 3.15m (10'4")
Bedroom 3	2.75m (9') x 2.60m (8'7")
Garage	6.30m (20'8") x 3.05m (10')

Gross internal floor area (m²): 107m²

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
JAY STEIN
Surveyor



Professional photography
LEIGH ROLLO
Photographer



Layout graphics and design
ALLY CLARK
Designer