




McEwan Fraser Legal
Solicitors & Estate Agents
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13 Sandyhill Road

ST. ANDREWS, FIFE, KY16 8EG

THE LOCATION

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 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.



ST. ANDREWS
LOCATION IMAGES

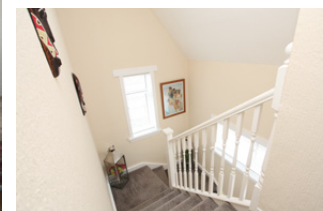
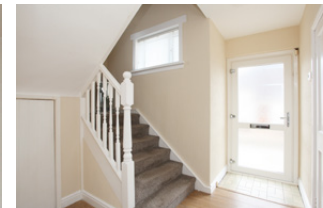
THE PROPERTY

13 Sandyhill Road

13 Sandyhill Road is a delightful end-terraced 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. The lounge is a good size and has dual aspect windows. The fully fitted kitchen/dining is located to the rear with a full range of floor and wall mounted units and door leading out to the landscaped rear gardens. Bedroom three is located on the ground level which is double in size. There are two double 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 bath with separate shower, WC and wash hand basin complete with splash-back tiling. The property features double glazing and gas central heating.

The gardens to the rear have been landscaped to incorporate a low-maintenance lawn and a paved section to the rear, all of which are fully enclosed by hedges. Ample off-street parking is provided by a lengthy driveway.

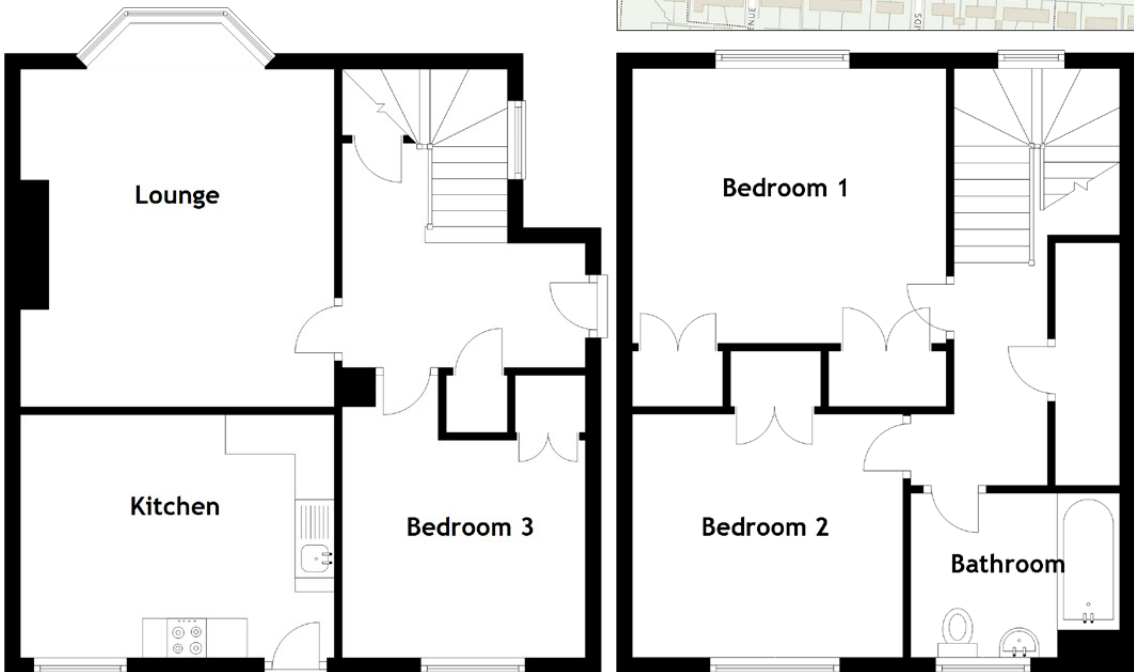
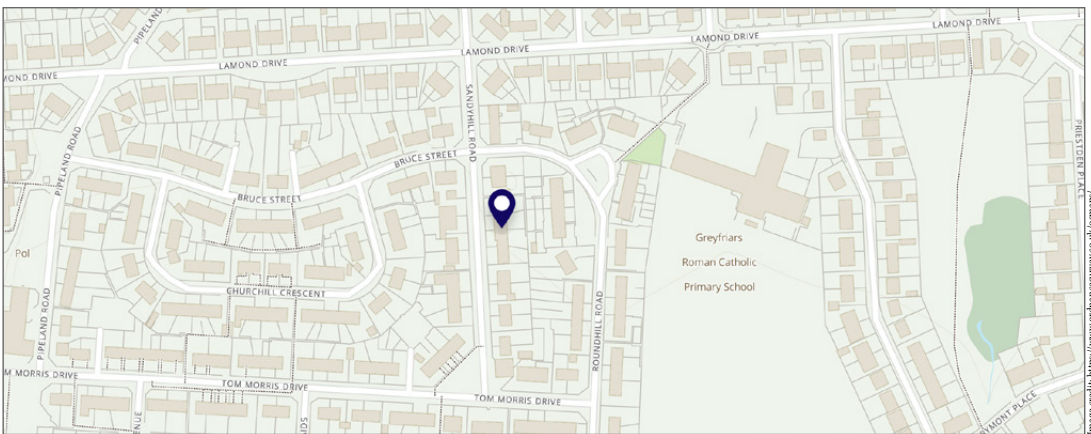


BEDROOMS & BATHROOMS



THE DETAILS

Floor Plan, Dimensions & Map



Approximate Dimensions
(Taken from the widest point)

Lounge	5.10m (16'9") x 4.30m (14'1")
Kitchen	4.00m (13'2") x 3.10m (10'2")
Bedroom 1	4.00m (13'2") x 3.50m (11'6")
Bedroom 2	3.45m (11'4") x 3.10m (10'2")
Bedroom 3	3.10m (10'2") x 2.00m (6'7")
Bathroom	2.10m (6'11") x 2.01m (6'7")

Gross internal floor area (m²): 96m²
EPC Rating: C



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Part
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