




McEwan Fraser Legal

Solicitors & Estate Agents

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11 Findlay Douglas Court

ST. ANDREWS, KY16 8TP



ST. ANDREWS

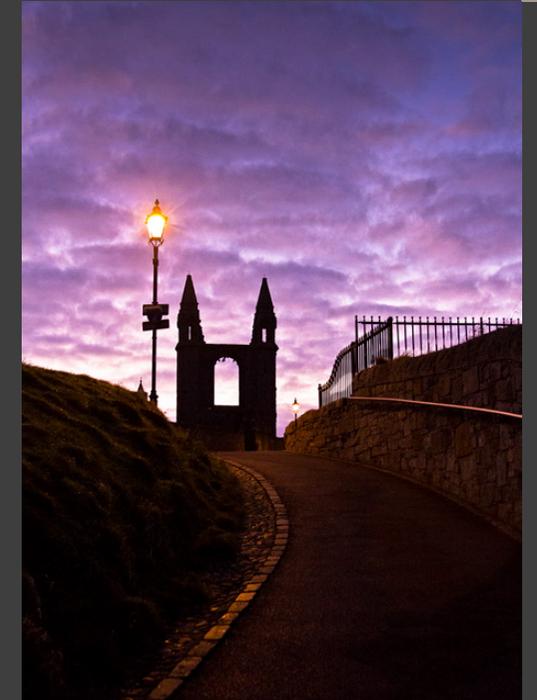
KY16 8TP

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).





FINDLAY DOUGLAS COURT

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Entrance to the property is through a double glazed front door into the hallway which leads to the lounge. The spacious lounge is pleasantly located to the front with a window looking out to the front garden. The breakfasting kitchen is a good size and offers a good range of stylish floor and wall mounted units with integrated appliances and French doors leading to the rear south-facing garden, also on this level there is a handy WC.

The second floor is reached by a staircase and gives access to the family bathroom with a white three piece suite. There are two spacious good sized bedrooms on this level with views across the countryside. This completes the accommodation on offer. The property further benefits from double glazing, gas central heating and allocated parking to the front. This is a must see to appreciate the accommodation on offer.





SPECIFICATIONS & DETAILS

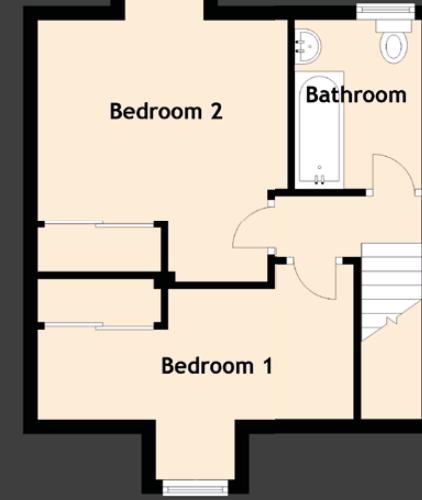
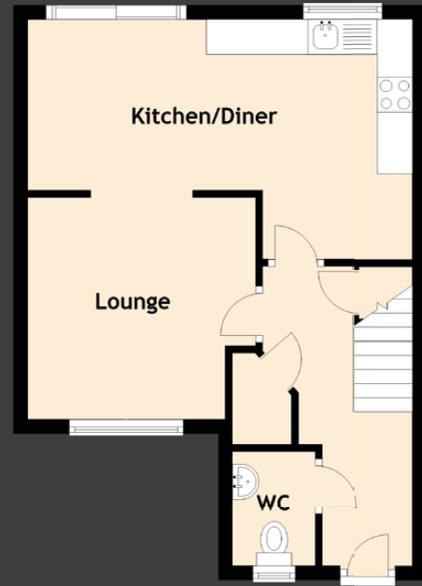
FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.50m (18'1") x 3.44m (11'3")
Lounge	3.25m (10'8") x 3.18m (10'5")
WC	1.64m (5'4") x 1.18m (3'10")
Bathroom	2.42m (7'11") x 1.81m (5'11")
Bedroom 2	4.54m (14'11") x 3.59m (11'9")
Bedroom 1	4.46m (14'8") x 3.29m (10'10")

Gross internal floor area (m²): 82m² | EPC Rating: C

Extras (Included in the sale): Furniture may be available through separate negotiation.






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Part
Exchange
Available

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Text and description
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Photographer



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