

3 Livingstone Place

ST ANDREWS, KY16 8JH



*Four-bedroom, detached villa with garage
and gardens back and front*



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McEwan Fraser Legal is delighted to offer on to the open market this rare HMO located in an extremely desirable spot close to the heart of St Andrews, located a short walk away from the town centre and golf course. HMO'S seldom come to the market and there is a high demand for student accommodation.

With four bedrooms, this is a desirable investment. Please call us to discuss the potential.

THE LOUNGE



It may be you are looking for a family home in St Andrews!, this home is in an ideal location for all amenities. There are two bedrooms and the bathroom on the ground floor along with the kitchen and the lounge.

THE KITCHEN



BEDROOM 1



BEDROOM 2 & THE BATHROOM





The upper floor offers two further bedrooms, one of which has a wash hand basin.

BEDROOM 3



BEDROOM 4

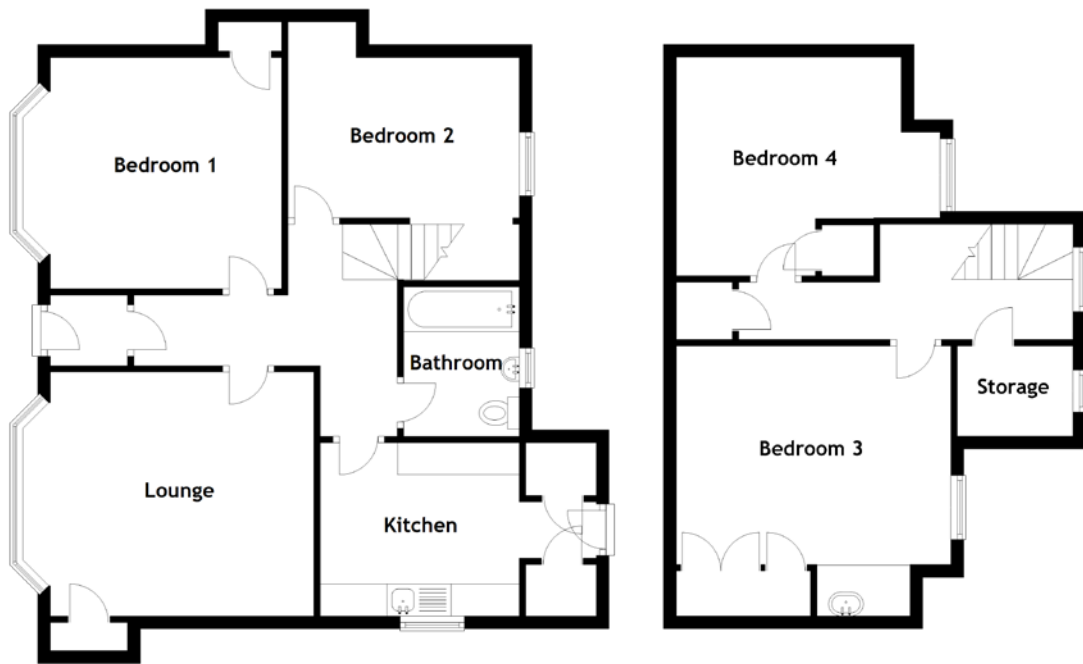


There is a garden to the back and front, and a single garage to the side with a drive for off-road parking.
Highly desirable residential location.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

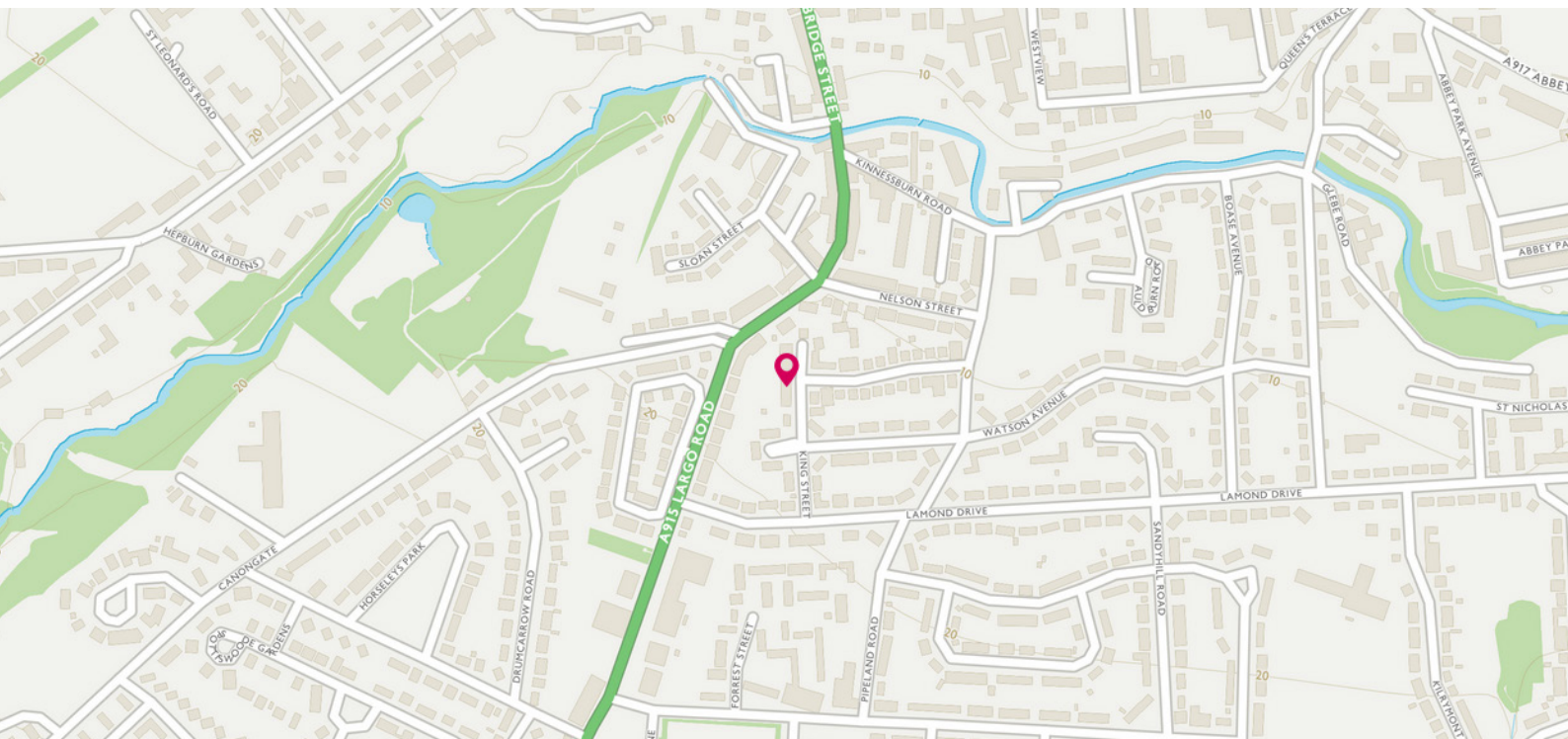
Lounge	4.10m (13'5") x 3.80m (12'6")
Kitchen	4.52m (14'10") x 4.30m (14'1")
Bedroom 1	3.60m (11'10") x 3.60m (11'10")
Bedroom 2	3.60m (11'10") x 3.05m (10')
Bathroom	2.10m (6'11") x 1.80m (5'11")

First Floor

Bedroom 3	4.10m (13'5") x 3.40m (11'2")
Bedroom 4	4.10m (13'5") x 3.40m (11'2")

Gross internal floor area (m²): 109m²

EPC Rating: D



THE LOCATION

St Andrews is well known for its university, one of the oldest in Britain, founded in 1413.
The 600 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 that 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 (4 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 50 miles away and Dundee Airport (15 miles) has regular services to London Stansted. There is a dual carriageway and motorway connection to Edinburgh from Kirkcaldy (20 miles).

St Andrews is also 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.



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