




McEwan Fraser Legal

Solicitors & Estate Agents

01333 400 400

6 Aitken Place

LEUCHARS, FIFE, KY16 0HL



AREA

LEUCHARS

FIFE

Leuchars is situated on the northern shore of the Firth of Tay and offers picturesque views of the river and surrounding countryside. Leuchars has a close-knit community, with a range of amenities including shops, schools, and recreational facilities. 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.

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.



6 AITKEN PLACE

LEUCHARS, FIFE

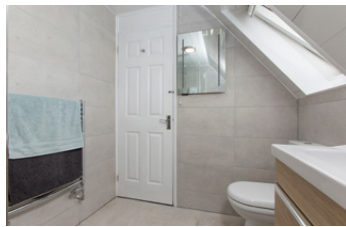
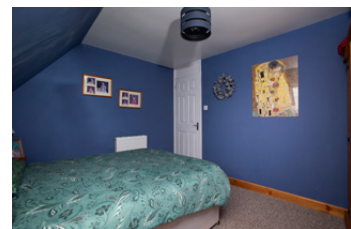
This is a beautifully appointed semi-detached villa set within a popular residential area. The property has been well maintained both inside and out by its owners and is presented to the market in move-in condition.

Entrance is via the reception hall with stairs leading to the upper level. The lounge is pleasantly situated to the front of the property with a lovely outlook to the front. There is a door from the lounge leading to bedroom three, with sliding doors to the garden. The study is also accessed via the reception hall, this could be used as a fourth bedroom. The kitchen/dining area has a full range of modern floor and wall-mounted units with access to the rear gardens. To the upper level, there are two large double bedrooms. The family bathroom completes the accommodation on offer.

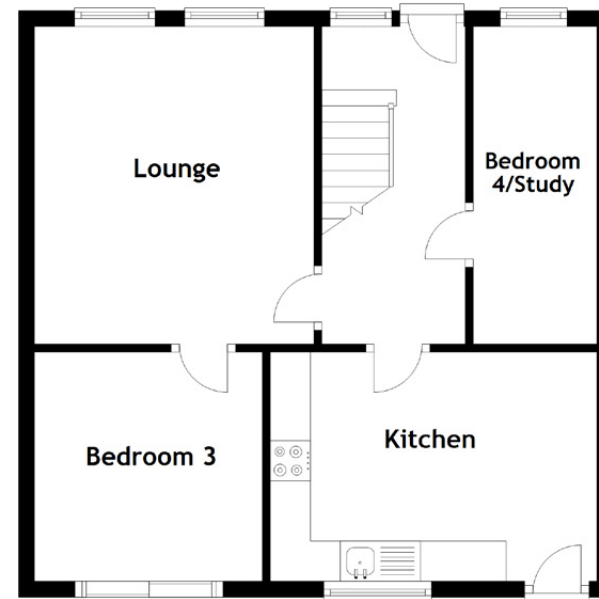
The property features gas central heating and double glazing. Off-street parking is provided by lengthy driveway and there are well-maintained gardens to front and rear. In particular, the rear gardens are low maintenance with a secure fence surrounding.

Viewing is highly recommended to appreciate the accommodation on offer.

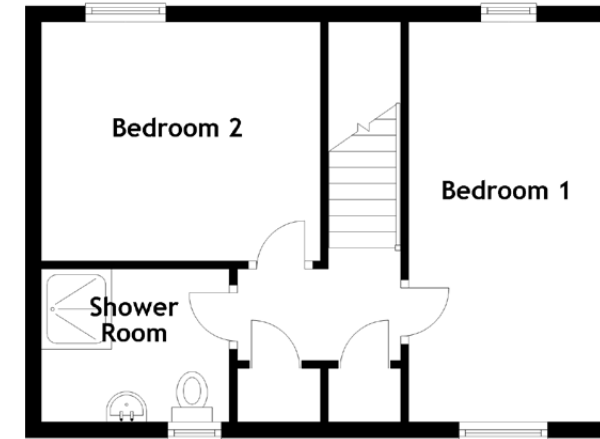




Ground Floor



First Floor



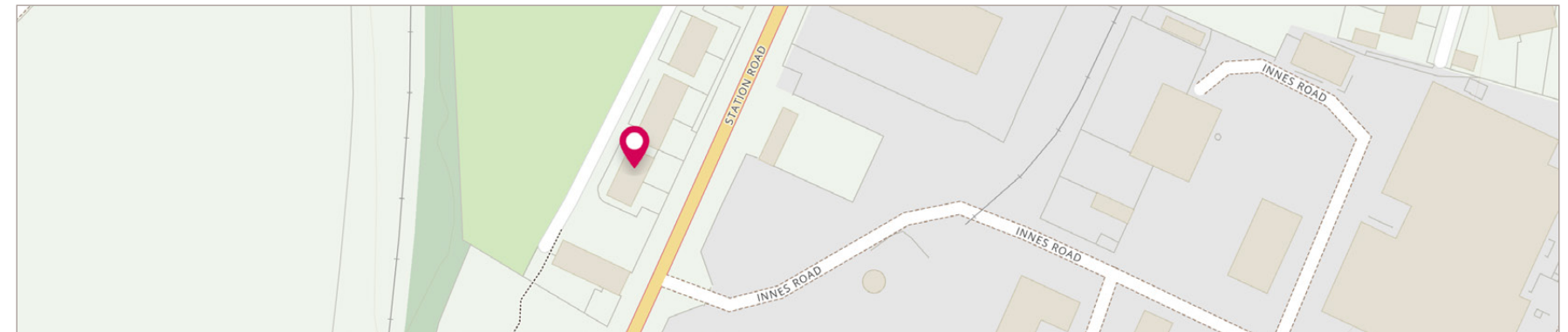
DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Lounge	3.95m (13') x 3.48m (11'5")
Kitchen	4.07m (13'4") x 2.85m (9'4")
Bedroom 1	4.98m (16'4") x 2.43m (8')
Bedroom 2	3.48m (11'5") x 2.97m (9'9")
Bedroom 3	2.85m (9'4") x 2.84m (9'4")
Bedroom 4/Study	3.95m (13') x 1.54m (5'1")
Shower Room	2.34m (7'8") x 1.90m (6'3")

Gross internal floor area (m²): 86m²
EPC Rating: D






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Tel. 01333 400 400
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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Text and description
JAY STEIN
Area Sales Manager



Layout graphics and design
ALAN SUTHERLAND
Designer