

Ardvorlich

1A LIVINGSTONE PLACE, ST. ANDREWS, KY16 8JH



Lovely two bedroom detached bungalow in a popular location close to town centre



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This highly desirable two-bedroom detached bungalow is perfectly suited for all types of buyers, a holiday home or for those looking to downsize in their later years. This property benefits from a quiet, cul-de-sac location and has a private driveway, garage and easily managed front and rear garden grounds. The property is set in a picturesque location in the centre of the Town with award-winning golf courses on your doorstep.

THE LOUNGE



Internally, the accommodation briefly comprises an entrance hall, and a generous lounge with large windows flooding the room with natural light. There is a fully fitted kitchen with a range of floor and base units with free-standing appliances.

THE KITCHEN





There are two double bedrooms with ample space for free-standing furniture if required, and a three-piece bathroom that comprises; a bath with shower above, WC and a sink unit.

Due to the popularity of living in St. Andrews and the variety of clients that this property is likely to attract an early viewing inspection of this type of property is highly recommended.

THE BATHROOM



BEDROOM 1



BEDROOM 2

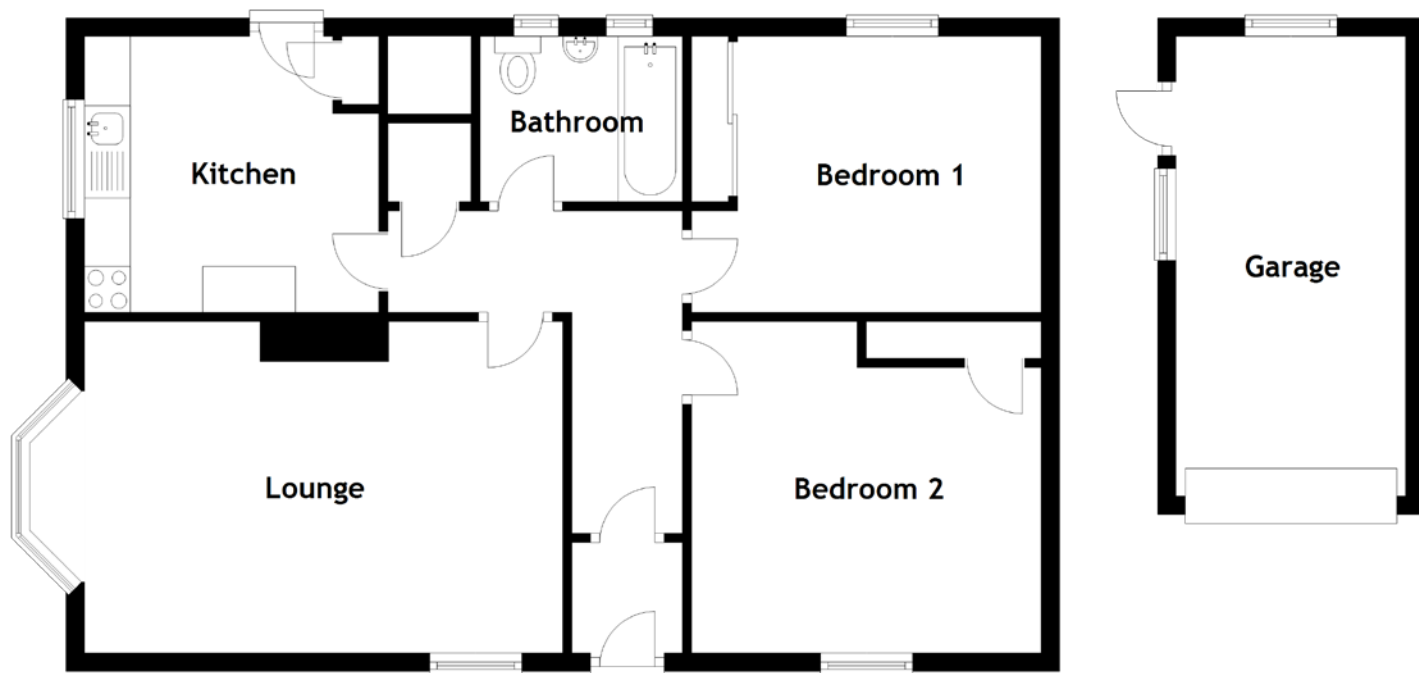


To the rear of the property, there is a large, paved garden area with grass which is perfect for relaxing on those late summer evenings. In addition, there is a lovely summerhouse and sufficient space to extend the property to the rear if desired. There is also a good size garage for storage at the end of the driveway.

EXTERIORS



FLOOR PLAN, DIMENSIONS & MAP

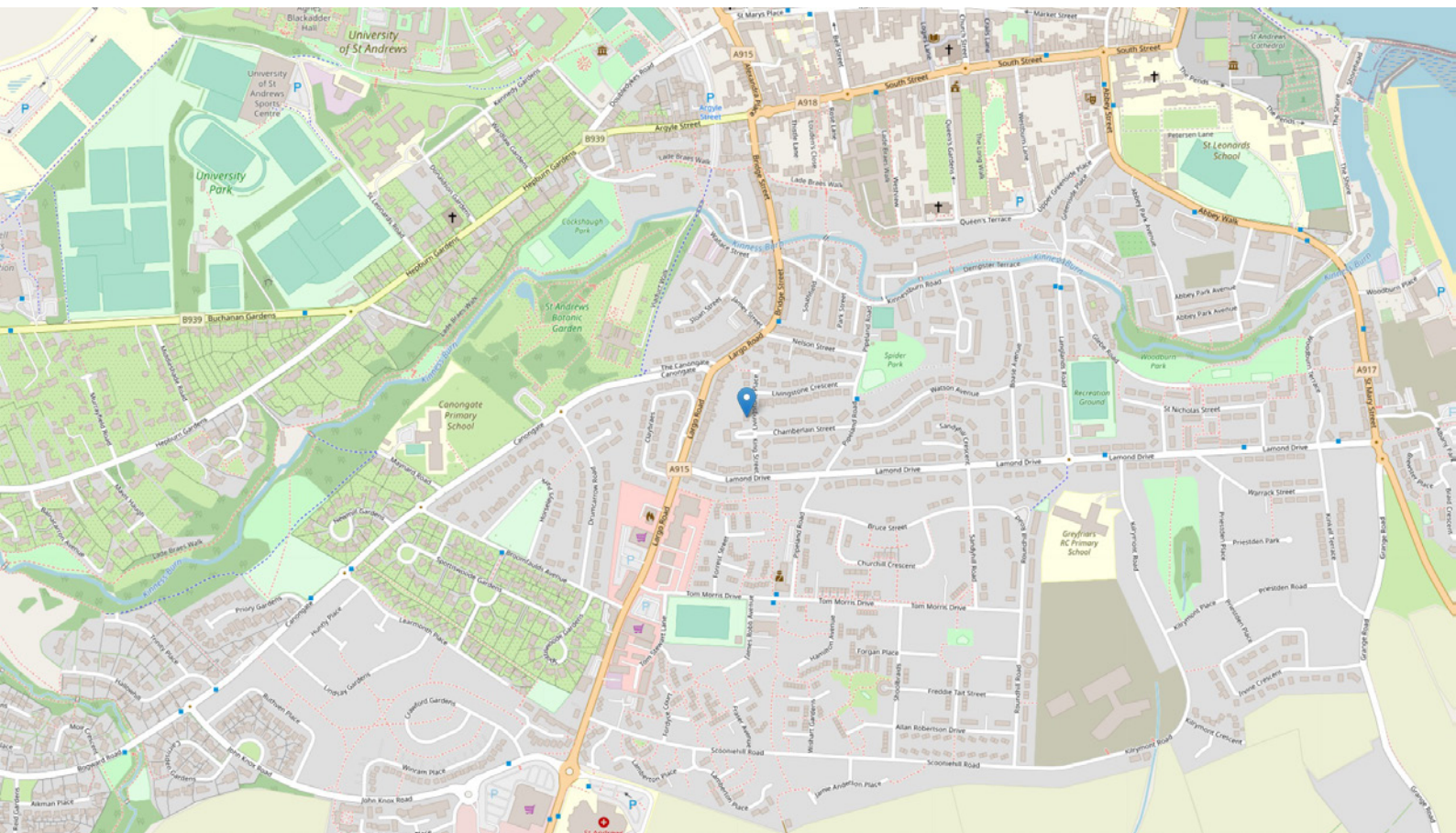


Approximate Dimensions
(Taken from the widest point)

Lounge	5.20m (17'1") x 3.60m (11'10")
Kitchen	3.20m (10'6") x 3.00m (9'10")
Bedroom 1	3.80m (12'6") x 3.00m (9'10")

Bedroom 2	3.80m (12'6") x 3.20m (10'6")
Bathroom	2.20m (7'3") x 1.80m (5'11")
Garage	5.00m (16'5") x 2.50m (8'2")

Gross internal floor area (m²): 67m²
EPC Rating: D



THE LOCATION

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).



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