

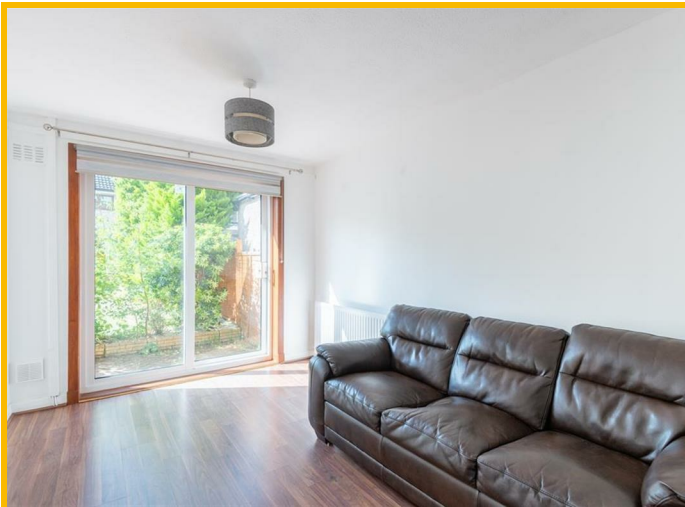


57 Lawmill Gardens, St. Andrews, Fife, KY16 8QZ

Offers Over £300,000



Well-presented 3 Bedroom 2 Reception Semi-Detached Villa in a CUL-DE-SAC situated within the UNIVERSITY TOWN of St Andrews and READY TO MOVE IN. Located with easy access to the town centre for all essential amenities and Primary / Secondary Schools with the Stunning Fife Coastal Path, Beaches and world-renowned Golf Courses nearby. Accommodation: Hall, sitting room, dining room, kitchen, 2 double bedrooms, a good-sized single bedroom and a shower room. DG. GCH. Gardens and Detached Garage. PERSONAL PROPERTY TOUR available online.



LOCATION

One of Europe's finest towns St Andrews is a place of history, culture, learning, a wonderful coastal resort and the world's home of golf. Blessed with a plethora of shops and restaurants which are unrivalled anywhere in Scotland in terms of consistent high quality it is the perfect lifestyle choice. Home to the University of St Andrews which is ranked top in Scotland, the Royal and Ancient Golf Club which oversees most of the rules of golf worldwide and many golf courses including "The Open Championship" golf course which is ranked among the finest in the world it is truly a place that will take your breath away. Finally, the beautiful sandy beaches as seen in the film "Chariots of Fire" and the Fife Coastal Path make this the ideal destination of many film stars, celebrities and politicians.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via a solid timber door leading into the spacious lower hallway. Carpeted stairs with a timber balustrade leads to the upper landing. Radiator. Laminate flooring.

SITTING ROOM

13'6" x 13'5" (4.13m x 4.10m)

Bright sitting room with a double-glazed window to the front. Feature fireplace with a back boiler gas fire set in a marble and timber surround. Under stair cupboard provides storage space. Radiator. Laminate flooring. Archway leads to the dining room.

DINING ROOM

11'5" x 8'8" (3.50m x 2.65m)

Good-sized dining room with double-glazed patio doors providing natural light and access to the rear garden. Radiator. Laminate flooring. Doorway to the kitchen.

KITCHEN

11'1" x 7'7" (3.39m x 2.33m)

Fitted kitchen comprising: Wall mounted, floor standing units

with contrasting worktops and wet walled splashbacks. Integrated appliances include an electric hob with extractor fan above and an oven below, fridge, freezer and a dishwasher. Double-glazed windows to the side and rear. Radiator. Laminate flooring. Doorway leads to the rear garden.

UPPER LANDING

Hatch provides access to the partially floored roof space via a fixed metal ladder. Cupboard provides shelving/storage space. Double-glazed window to the side. Carpeted.

BEDROOM 1

11'8" x 9'11" (3.57m x 3.04m)

Spacious double bedroom with a double-glazed window to the rear overlooking the garden. Cupboard provides shelving/storage space and houses the hot water tank. Radiator. Laminate flooring.

BEDROOM 2

13'7" x 8'8" (4.15m x 2.66m)

Additional double bedroom with a double-glazed window to the front. Radiator. Laminate flooring.

BEDROOM 3

10'7" x 7'8" (3.23m x 2.34m)

Good-sized single bedroom with a double-glazed window to the front. Cupboard provides shelving/hanging/storage space. Radiator. Laminate flooring.

SHOWER ROOM

6'3" x 6'1" (1.93m x 1.87m)

Bright shower room comprising: W.C, vanity wash hand basin and a shower enclosure with sliding doors and an electric shower unit. Opaque double-glazed window to the rear. Partially tiled. Radiator. Laminate flooring.

GARDEN

To the front of the property is an area of lawn and gravel with a border containing established plants and shrubs. A mono bloc driveway provides off street parking and leads to the garage via a timber gate to the side of the property. The rear

garden is enclosed within a timber fence surround creating a space for children and pets to play. The rear garden is mainly laid to lawn with shrubs providing colour and a mono bloc patio providing an ideal location for garden furniture to relax and enjoy recreation time in the sun entertaining family and friends. A timber shed provides storage space.

GARAGE

17'10" x 9'4" (5.44m x 2.86m)

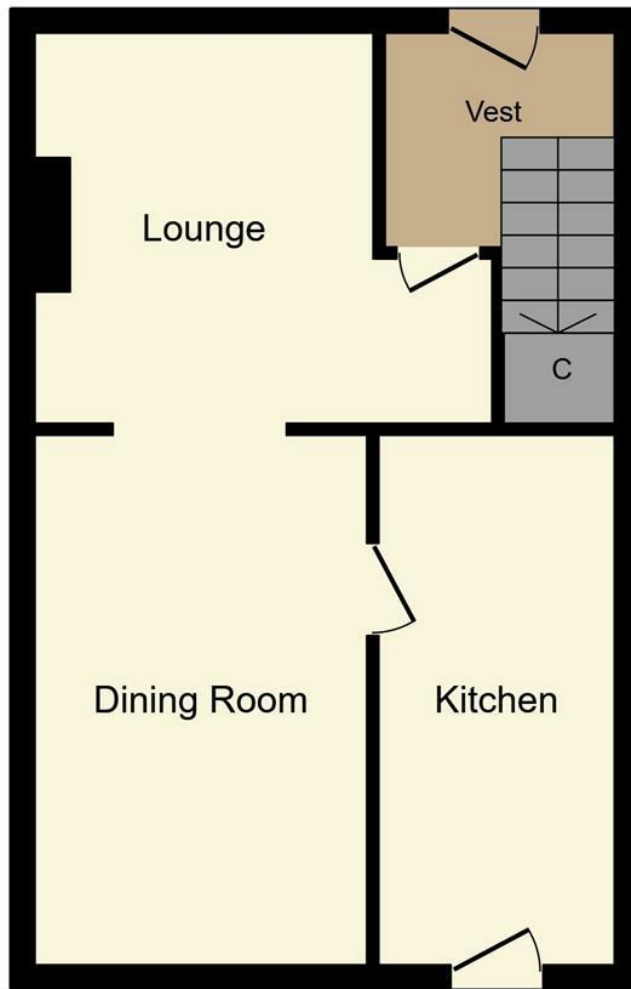
Spacious detached garage accessed via a metal up and over door provides secure parking with ample space for additional storage. UPVC door allows further access from the garden. Concrete flooring.

AGENTS NOTES

Please note that all room sizes are measured approximate to widest points.





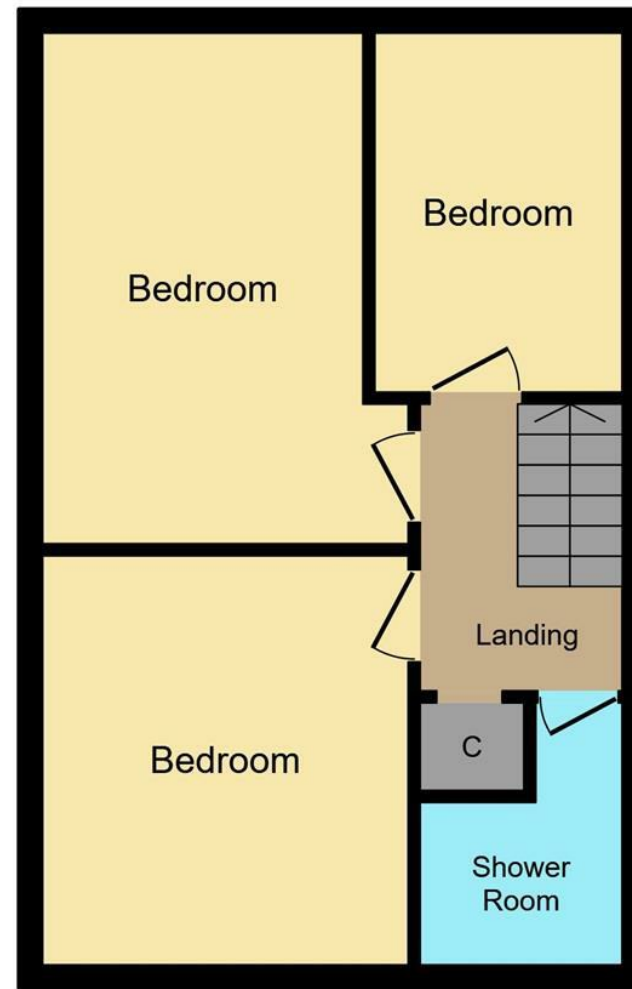


Ground Floor

Floor area 40.0 sq.m. (430 sq.ft.) approx

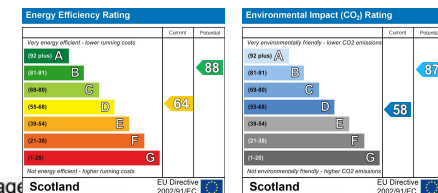
Total floor area 79.9 sq.m. (861 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



First Floor

Floor area 40.0 sq.m. (430 sq.ft.) approx



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.