



24 Hay Fleming Avenue, St. Andrews, KY16 8YH
Offers Over £395,000



SPACIOUS 4 Bedroom Link-Detached Villa located in a CUL-DE-SAC with Off-Street Parking, extensive rear garden and stunning COUNTRYSIDE VIEWS. A fabulous family home located a short drive from local Primary / Secondary Schools with all essential amenities nearby in the town centre with cafes, bistros, restaurants and bars. Close to the Fife Coastal Path, Beaches, Craigtoun Country Park and award-winning Golf Courses. Leuchars train station approx. 6.4 miles away provides excellent commuter links with Dundee and Edinburgh. Accommodation: Hall/ vestibule/utility area, lounge dining room, kitchen, downstairs bedroom with an ensuite shower room, 3 further double bedrooms, W.C and a bathroom. DG. GCH. Gardens. 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 UPVC door with an opaque double-glazed inlet leading into the lower hallway through a spacious vestibule which is currently utilised as a laundry/utility area. Carpeted stairway with a double-glazed window to the side leads to the upper landing. Radiator. Laminate flooring.

LOUNGE DINING ROOM

24'3" x 11'5" (7.40m x 3.50m)

Spacious and bright lounge dining room with a double-glazed window to the front. Wall mounted electric fire. Ample space to create separate lounge and dining areas. Coving. 2 Radiators. Laminate flooring. Sliding patio doors lead to the rear garden.

KITCHEN

10'4" x 9'2" (3.16m x 2.81m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include a gas hob with an extractor fan above and an oven below. Space for additional freestanding appliances. 2 Cupboards provide further storage space with

provision for powered appliances. Wall mounted gas central heating condensing combi boiler. Double-glazed window to the rear overlooking the garden. Tiled flooring. Doorway to the downstairs ensuite bedroom.

BEDROOM 4

12'9" x 7'5" (3.90m x 2.27m)

Good-sized, downstairs double bedroom with a double-glazed window to the front. Hatch to a roof space. Coving. Radiator. Tiled flooring. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

7'5" x 5'2" (2.27m x 1.60m)

3-piece suite comprising: W.C, vanity wash hand basin and a multi jet thermostatic control shower. Opaque double-glazed window to the rear. Additional wall mounted storage. Fully tiled. Heated towel rail. Tiled flooring.

W.C

6'3" x 3'1" (1.92m x 0.96m)

2 piece suite comprising: W.C and a wash hand basin. Opaque double-glazed window to the side. Fixed shelving provides display/storage space. Radiator. Vinyl flooring.

UPPER LANDING

Hatch provides access to the roof space. Cupboard provides shelved storage. Laminate flooring.

BEDROOM 1

11'5" x 9'6" (3.48m x 2.91m)

Double bedroom with a double-glazed window to the front. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Laminate flooring.

BEDROOM 2

12'4" x 10'10" (3.77m x 3.32m)

Additional double bedroom with a double-glazed window overlooking the garden and countryside to the rear. Built-in wardrobe with mirrored sliding doors provides shelving/storage space. Cupboard provides additional storage space. Radiator. Laminate flooring.

BEDROOM 3

9'2" x 9'1" (2.80m x 2.78m)

Further double bedroom with a double-glazed window to the rear again with a pleasant outlook across the countryside. Radiator. Laminate flooring.

BATHROOM

8'4" x 6'2" (2.56m x 1.90m)

3-piece suite comprising: W.C, wash hand basin and a bath with a pivot screen and a thermostatic control shower above. Fitted furniture provides shelving/storage space. Opaque double-glazed window to the front. Fully wet walled. Heated towel rail. Laminate flooring.

GARDEN

To the front of the property is laid to lawn with borders containing plants and shrubs. A paved driveway provides off street parking. A timber gate to the right-hand side of the property leads to the enclosed rear garden, providing a safe space for children and pets to play. The rear garden is mainly laid to lawn with a patio area ideal for garden furniture to relax and enjoy time outdoors taking advantage of the countryside views. The garden contains an array of established shrubs and trees providing colour throughout the year and a level of privacy. A timber shed provides storage space.

AGENTS NOTES

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





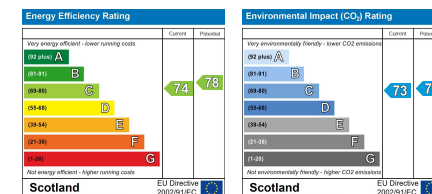
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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