



Thorntons 



40 Doocot Road, St Andrews,  
Fife, KY16 8QP

This attractive semi detached property, with views over rooftops to Hallowhill, is situated within a desirable residential area to the west of St Andrews. From the house there is a delightful walk along the picturesque Lade Braes to the historic centre of St Andrews and its renowned amenities. The property is also within walking distance of Lawhead and Canongate Primary Schools, supermarkets and the St Andrews community hospital and doctors' surgeries.

As the property requires full renovation it offers the purchaser a fantastic opportunity to renovate and refurbish the property to form a comfortable home to their own specification. The bright accommodation comprises entrance hall, sitting room, dining room/bedroom three, kitchen, two double bedrooms and bathroom. The property benefits from gas central heating and double glazing.

To the front of the property there is a long driveway leading to the single garage and the low maintenance garden is laid to stone chips interspersed with feature rockeries and trees. To the rear of the property there is a paved patio area and the private enclosed garden is mainly laid to stone chips surrounded by a feature flower border.

### Location

The historic town of St Andrews is without doubt one of the most popular locations in Britain. St Andrews is home to the Royal and Ancient Golf Club and the famous Old Course, host to the 2015 Open Championship. Its amenities include Scotland's oldest university, founded in 1413, beautiful award winning beaches, historic buildings, including the ruins of the cathedral, castle and St Rule's Tower and a wide variety of specialist shops and restaurants.

Renowned worldwide as "the home of golf", the residents of the town are eligible for reduced green fees over the seven St Andrews Links courses. There are many other golf courses in the area, including The Dukes, Kingsbarns and the Fairmont St Andrews complex (formerly St Andrews Bay).

St Andrews provides good state schooling at Madras College and private schooling at St Leonards (for girls and boys up to the age of eighteen).

St Andrews is well placed for commuting to most of the surrounding towns such as Dundee, Perth, Kirkcaldy, Glenrothes and Cupar. The railway station at nearby Leuchars is on the main Aberdeen to London line and provides a fast link to both Dundee and Edinburgh. Edinburgh airport with its shuttle service to London is approximately fifty miles away and further airport facilities and London flights are available from Dundee.



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### Room Dimensions

Sitting Room	13'9 x 11'7	(4.19m x 3.53m)
Dining Room	12'2 x 8'3	(3.71m x 2.51m)
Kitchen	10'6 x 8'5	(3.20m x 2.57m)
Bathroom	7'0 x 6'7	(2.13m x 2.01m)
Bedroom 2	9'9 x 7'10	(2.97m x 2.39m)
Bedroom 1	15'9 x 11'8	(4.80m x 3.56m)



Ground Floor Illustrative only. Not to scale. First Floor



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# Thorntons

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PSPC



TSPC



SPC SCOTLAND  
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2 Public



Garage



2 Bed



EPC Rating



1 Bath



Thorntons is a trading name of Thorntons Law LLP.

Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.