

# Thorntons

*Let's get a move on!*

45 Lindsay Gardens, St Andrews,  
Fife, KY16 8XD



Offers Over £350,000



This superb detached property is enviably located within a quiet desirable residential area. The house is within walking distance of the historic centre of St Andrews and its renowned amenities. The property is also within easy walking distance of primary schools, supermarkets and the St Andrews Community Hospital and doctors' surgeries. The bright beautifully maintained accommodation comprises on the ground floor : entrance vestibule, reception hallway with feature wooden flooring, cloakroom, large sitting room with two windows to the front, open plan to the dining room (with full height window to the rear overlooking the garden) which in turn opens to the fitted breakfasting Poggenpohl kitchen and utility room. The family room has large sliding patio doors giving access to the rear garden. Off this room is a double bedroom with large walk-in store cupboard.

On the upper level three double bedrooms and two bathrooms, one having a separate shower cubicle. The property benefits from good storage throughout, gas central heating and double glazing. The sale includes the fixed fitted floor coverings, curtains and blinds.

To the front of the property there is a double driveway, suitable for off street parking, which leads to the large double garage with remote controlled entry. The front garden is laid to lawn with mature trees and shrubs. The private rear garden has a paved patio, contoured lawn, feature shrubs and flowering plants and has been designed for year round interest and colour.

#### Location

The historic town of St Andrews is without doubt one of the most popular locations in Britain and is home to the Royal and Ancient Golf Club and the famous Old Course. 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.

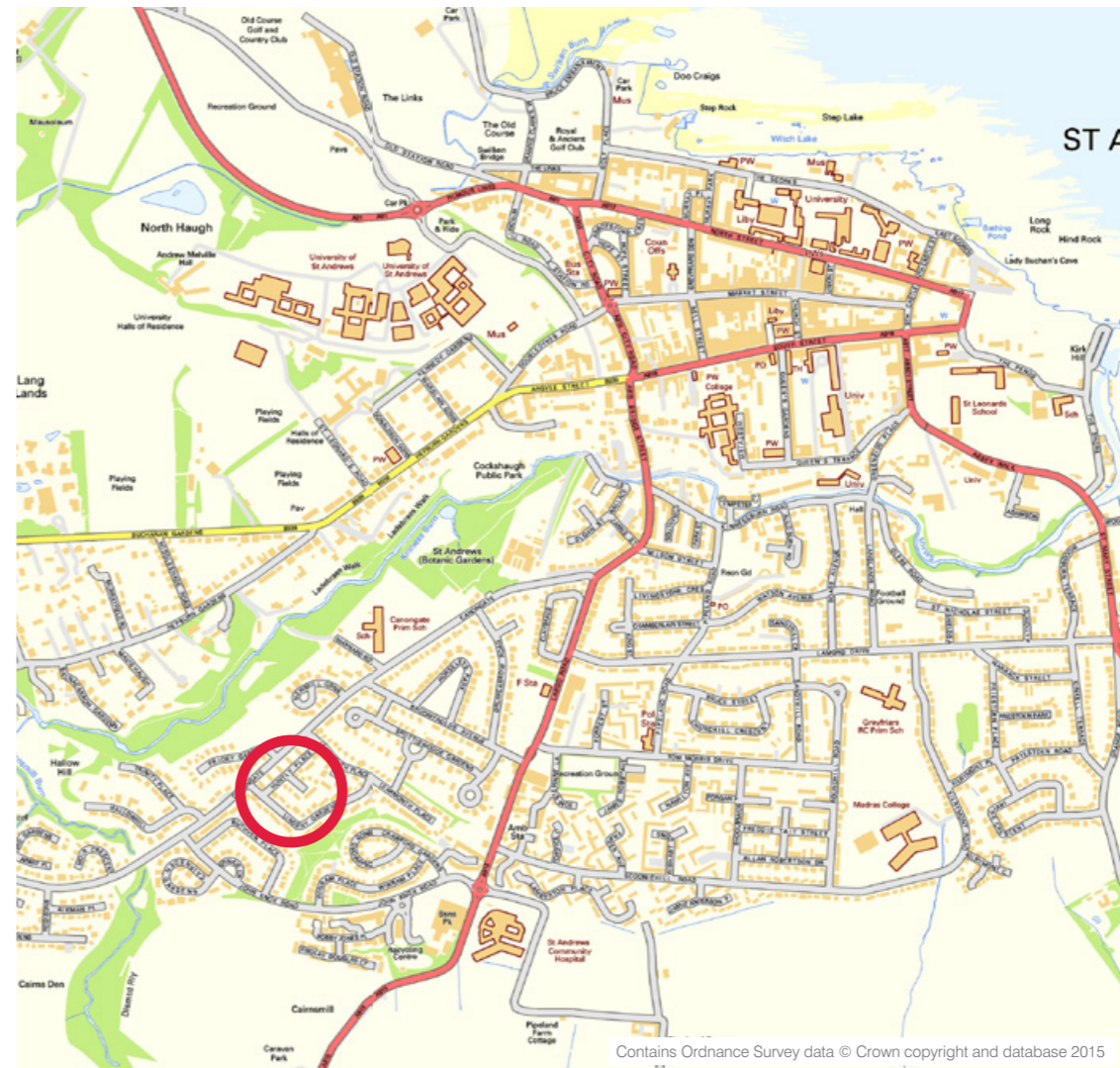
St Andrews provides good state schooling at Madras College and private schooling at St Leonards (for girls and boys up to the age of eighteen). The High School of Dundee is within easy reach.

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**

|                      |              |                 |
|----------------------|--------------|-----------------|
| Entrance Vestibule   | 5'3 x 3'9    | (1.60m x 1.14m) |
| Entrance Hall        | 10'1 x 8'8   | (3.07m x 2.64m) |
| Sitting Room         | 27'7 x 11'9  | (8.41m x 3.58m) |
| Dining Room          | 13'8 x 11'3  | (4.17m x 3.43m) |
| Family Room          | 15'7 x 13'5  | (4.75m x 4.09m) |
| Breakfasting Kitchen | 16'11 x 9'0  | (5.16m x 2.74m) |
| Utility Room         | 9'6 x 6'4    | (2.90m x 1.93m) |
| Bedroom 1            | 18'10 x 12'3 | (5.74m x 3.73m) |
| Bedroom 2            | 13'6 x 12'2  | (4.11m x 3.71m) |
| Bedroom 3            | 10'3 x 10'4  | (3.12m x 3.15m) |
| Bedroom 4            | 11'11 x 9'2  | (3.63m x 2.79m) |
| Bathroom             | 8'2 x 5'11   | (2.49m x 1.80m) |
| Bathroom 2           | 9'10 x 8'0   | (3.00m x 2.44m) |
| Cloakroom            | 4'8 x 5'1    | (1.42m x 1.55m) |





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St Andrews: 17-21 Bell Street, St Andrews, Fife KY16 9UR  
Tel 01334 474200 Fax 01334 476366  
E: standrews@thorntons-law.co.uk

Anstruther: Tel 01333 310481 E: anstruther@thorntons-law.co.uk  
Arbroath: Tel 01241 876633 E: arbroath@thorntons-law.co.uk  
Cupar: Tel 01334 656564 E: cupar@thorntons-law.co.uk  
Dundee: Tel 01382 200099 E: dundee@thorntons-law.co.uk  
Edinburgh: Tel 0131 225 8705 E: edinburgh@thorntons-law.co.uk  
Forfar: Tel 01307 466886 E: forfar@thorntons-law.co.uk  
Kirkcaldy: Tel 01592 803400 E: kirkcaldy@thorntons-law.co.uk  
Montrose: Tel 01674 673444 E: montrose@thorntons-law.co.uk  
Perth: Tel 01738 443456 E: perth@thorntons-law.co.uk

[thorntons-property.co.uk](http://thorntons-property.co.uk)



3 Public



Garage



4 Bed



EPC Rating



2 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.