



LAWMILL GARDENS ST. ANDREWS | OFFERS OVER £345,000  
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# LAWMILL GARDENS

## ST. ANDREWS

£345,000

**UNDER OFFER - Properties urgently required!**

Nestled in the prestigious Lawmill Gardens of St. Andrews, this charming detached 3 bedroom bungalow offers a rare opportunity to reside in one of the most sought-after residential areas in town.

Offered 'For Sale' with Colin Jenkins of AMAZING RESULTS!™ Estate Agents, early viewing is highly recommended to fully appreciate the bright, spacious accommodation boasting two reception rooms and three bedrooms, this property provides ample space for comfortable living.

The property features a generous driveway, providing parking for a number of vehicles. Situated in a private cul-de-sac, tranquility and privacy are guaranteed. The delightful private gardens surrounding the property offer a serene escape from the hustle and bustle of everyday life. With The Lades Braes just a stone's throw away, nature lovers

### DESCRIPTION

The all-on-the-level accommodation comprises welcoming L-shaped reception hall, spacious lounge with feature fireplace, bright, good-sized dining room with patio doors to a delightful private enclosed garden, fitted kitchen with built-in appliances and utility room off. There are 3 bedrooms all with built-in wardrobes and refitted shower room. The property also benefits from gas central heating and double glazing. Generous attic.

### Reception Hall

Lounge 16'10" x 11'7" (5.15m x 3.55m)  
 Dining Room 10'0" x 10'0" (4.81m x 3.99m)  
 Kitchen 12'10" x 7'5" (3.92m x 2.28m)  
 Utility Room 10'7" x 7'9" (3.23m x 2.37m)  
 Bedroom 1 9'3" x 9'3" (2.83m x 2.82m)  
 Bedroom 2 9'9" x 11'10" (2.98m x 3.63m)  
 Bedroom 3 5'9" x 9'9" (1.76m x 2.98m)  
 Shower Room 5'5" x 6'0" (1.66m x 1.85m)

### LOCATION

Number 28 Lawmill Gardens is enviably located within a private cul-de-sac location in one of the most-sought after residential areas of St Andrews, only a short walk to the town centre with The Lades Braes on its doorstep.

The ancient and historic university town of St Andrews offers residents a superb mix of amenities and facilities and is renowned worldwide as the "Home of Golf", the Royal and Ancient Golf Club, the famous Old Course and is regarded as one of the finest towns and best places to live in Scotland. Its amenities include Scotland's oldest university, founded in 1413, beautiful award-winning beaches, historic buildings, including the ruins of the cathedral, castle, St Rule's Tower and a wide variety of specialist shops and restaurants. There are many other golf courses in the area, including The Dukes, Kingsbarns and the Fairmont St Andrews complex.

St Andrews is well placed for commuting to most of the surrounding towns such as Dundee, Perth, Kirkcaldy, Glenrothes and Cupar. Fife's pretty East Neuk is nearby with its quaint picturesque fishing villages such as Anstruther, Pittenweem and Elie whilst the bustling county market town of Cupar is a short drive to the west. 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.

### KEY FEATURES

- \* Sought-After Residential Address
- \* Extended Detached Bungalow
- \* Cul-De-Sac Setting
- \* Spacious Lounge & Dining Room
- \* 3 Bedrooms (Built-In Wardrobes)
- \* Fitted Kitchen & Utility Room
- \* Refitted Shower Room
- \* Gas Heating & Double Glazing
- \* Easily Maintained Private Gardens
- \* Driveway

### EXTRAS

All fitted floor coverings and built-in kitchen appliances are included in the sale.

### GARDENS & PARKING

A lovely private garden surrounds the property that cannot fail to impress! To the front a generous driveway with parking for numerous cars and the remaining area of front garden paved for ease of maintenance. The garden to the rear enjoys a sunny, private fully enclosed area of easily maintained garden that includes paved seating areas and an external brick built shed measuring approx. 8'2" x 7'10" (2.51m x 2.40m).

### ARRANGE A VIEWING

Viewing by appointment. Please call your local Estate Agent, Colin Jenkins at AMAZING RESULTS!™ to see this property today. 01334 500800 | 07977 170505. To view additional Photographs, Floor Plans, Property Tours and Social Media content or to arrange a viewing online, please visit our website. [www.AMAZINGRESULTS.com](http://www.AMAZINGRESULTS.com).

### PROPERTY TO SELL?

Find out how much your property is worth today with a free, no obligation valuation from your local Professional Estate Agent, Colin Jenkins. 01334 500 800 | 07977 170505. Awarded Scotland's 'Top Performer' by GetAgent and rated 4.8/5.0 by Google customer's reviews, we're an experienced team who you can trust to get you the best offers for your home. Open until 8pm, 7 days a week.

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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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>83</b>	(92 plus) <b>A</b>	<b>80</b>
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>Scotland</b>	EU Directive 2002/91/EC	<b>Scotland</b>	EU Directive 2002/91/EC

To view this property call Colin Jenkins on 0800 999 1565





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