



64 Buchanan Gardens, St Andrews, KY16 9LX

Offers Over £1,750,000



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**OFFERS OVER**  
**£1,750,000**

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This stunning detached villa is presented to the market in immaculate condition set amongst substantial mature gardens situated within a much sought after location. Fully renovated and extended by the present owners, Dinmont offers an amazing opportunity to purchase a beautiful family home.

Entry to the property is via the vestibule with useful store cupboard. The main reception hallway provides access to most ground floor accommodation and storage via two cloak cupboards. The large open plan living room has bi-folding doors to the rear garden whilst also opening to the modern kitchen and garden snug. The study may be used as a further public room and enjoys a peaceful outlook over the rear garden. A stair from the main reception hallway leads to the upper hall with vaulted ceiling and arch window. There is also an access to the partly floored attic, which may be suitable for conversion (subject to necessary planning consents). The master bedroom has underfloor heating extending to the modern en-suite bathroom with shower and roll top bath, built-in mirrored wardrobe and walk-in wardrobe. The

guest bedroom also benefits from a modern en-suite shower-room. The three remaining double bedrooms are serviced via a modern shower-room. The rooms to the rear all enjoy views over the garden. The property benefits from gas fired central heating and double-glazing.

There is a shared entry leading to the substantial chipped and mono block driveways which connect to the double garage with electric doors, light and power with extra store area beyond. To the rear the beautiful enclosed garden has two charming patio, large lawn and an abundance of mature plants, trees and shrubs. The summerhouse rotates to fully enjoy the surroundings.

Dinmont enjoys easy access to the town centre and is a short walk from the multi-million-pound New Madras Secondary School, Lawhead Primary School, as well St Leonards one of UK's leading independent schools, offering International Baccalaureat.





- Stunning detached villa
- Living / Dining / Kitchen & Utility
- Garden snug & Study
- Master bedroom, Dressing room & En suite
- Bedroom & En suite bathroom
- Three further bedrooms
- Bathroom, Shower room & WC
- GFCH & DG
- Gardens to front, side & rear
- Driveway & Double garage

### INCLUDED

All fitted carpets, fitted floor coverings, integrated appliances in the kitchen and summerhouse will be included in the marketing price.

### SERVICES

Mains water, drainage, gas and electricity are connected to the property.

### VIEWING

By appointment through our Rollos St Andrews Office  
Telephone: 01334 477700

**COUNCIL TAX BAND H**

**EPC RATING: D**

**FLOOR AREA: 3261.50 SQ FT**







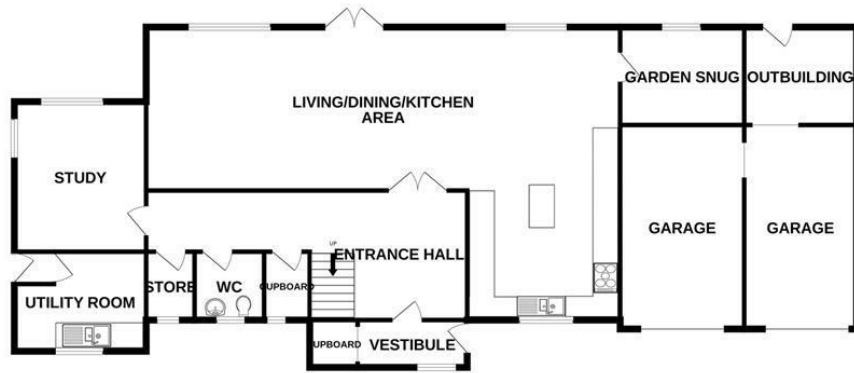
## Room Sizes

*Approximate measurements*

Vestibule	9'4" x 4'0"
Entrance Hall	27'4" x 11'0"
Living / Dining / Kitchen Area	40'6" x 25'0"
Garden Snug	10'7" x 7'3"
Study	11'3" x 12'9"
Utility Room	13'0" x 8'6"
W.C.	5'11" x 7'0"
Master Bedroom	21'3" x 12'9"
Dressing Room	7'2" x 9'3"
En Suite Bathroom	13'3" x 14'0"
Bedroom	12'8" x 11'3"
En Suite Bathroom	10'2" x 6'11"
Bedroom	12'8" x 14'1"
Bedroom	14'7" x 14'1"
Bedroom	12'7" x 14'1"
Shower Room	8'2" x 6'11"



## 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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We are pleased to offer a  
**free valuation and quotation**  
without any obligation.

Contact our Property Department  
at any of our offices.