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MANY THANKS FOR YOUR INTEREST IN THE PROPERTY

Westholme Estate Agents dedicate themselves to being available when you are, offering an exceptional, personal service 7 days a week until 7pm.

We are Dundee's most exclusive estate agency, operating from our City Quay office and delivering outstanding results for our clients across Dundee, Broughty Ferry, Monfieth, Tayport, Invergowrie, Carnoustie, Arbroath & Friockheim, Forfar. Our team brings over 23 years of combined experience to every property we handle. Not only are we Dundee's number one choice for premium property, but we are also local. One of the reasons we know these markets so well is because we live here. So let us guide you through the selling and buying process with confidence and care.

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If you have a property to sell, contact us to arrange a valuation. We are renowned for achieving the best possible price for our clients and getting them moving quickly. Put us to the test and book your free valuation today — call 01382 916280. If you would like to be kept informed of other outstanding properties like this one, please register on our VIP Buyers' List, where we will contact you as soon as new listings and exclusive open days become available.



PROPERTY DETAILS

3 BEDROOM SEMI-DETACHED

Situated within the historic coastal town of St Andrews, 17 Tom Stewart Lane presents an excellent opportunity to acquire an attractive three bedroom semi detached home, combining contemporary interiors, versatile accommodation and a convenient setting close to the town's many attractions.

The property offers a particularly appealing balance of comfortable everyday living and modern design, with a thoughtfully arranged interior that feels welcoming from the moment you enter. Whether searching for a first home, a place to accommodate a growing family or a property that offers flexibility for changing needs, this is a home with plenty to offer.

At the heart of the accommodation is an impressive living and dining area, providing a generous setting for both relaxing and entertaining. The room comfortably accommodates substantial lounge furniture alongside a dedicated dining area, allowing each space to retain its own identity while remaining connected. Wood effect flooring, neutral décor and natural light contribute to a warm, inviting atmosphere, creating a room that lends itself equally well to quiet evenings at home and gathering around the table with friends and family.









The kitchen is another notable highlight, finished in a striking combination of glossy grey and white cabinetry, complemented by contrasting worktops, contemporary tiling and integrated cooking appliances. Its practical U shaped arrangement provides excellent preparation space alongside an abundance of cupboard and drawer storage. Recessed ceiling lighting and a window overlooking the rear garden complete a smart, functional space designed around the demands of modern daily life.

The entrance hallway creates a welcoming introduction to the property, with attractive flooring, a staircase leading to the upper accommodation and useful space beneath the stairs.

Upstairs, the home offers three bedrooms, each with its own appeal. The principal bedroom is a comfortable double, finished in soft neutral tones with attractive wood effect flooring and space for freestanding bedroom furniture. The second bedroom is another well proportioned double, while the third provides a flexible room that could equally accommodate a child's bedroom, home office or dedicated study area.

Completing the accommodation is the family bathroom, featuring a bath with overhead shower and glazed screen, wash hand basin and WC. Contrasting dark tiling and lighter wall finishes give the room a smart, contemporary appearance.

Externally, the property benefits from an attractive low maintenance front garden, with decorative stonework and established planting adding character to the approach. To the rear, an enclosed

paved garden offers a practical outdoor retreat, with space for seating, pots and planters, together with a useful garden shed. It is a setting that can be enjoyed without the commitment of maintaining a large garden.

St Andrews is a town rich in history and character, known for its historic university, golfing heritage, traditional architecture and beautiful coastal surroundings. Its centre brings together independent shops, cafés, restaurants and a wide selection of everyday services, creating an appealing balance between the town's established heritage and day to day living.

Tom Stewart Lane is particularly convenient for daily essentials, with major supermarkets and retail facilities close by, including Aldi and Morrisons. The town centre is also readily accessible, placing the characterful streets of St Andrews and its independent businesses within easy reach.

For those who enjoy spending time outdoors, East Sands and West Sands beaches, scenic coastal walks and the surrounding countryside provide plenty of opportunities to explore. The area is also well connected to neighbouring communities, with Leuchars railway station providing onward rail connections and road links towards Dundee and the wider region.

Combining the appeal of a three bedroom home with contemporary finishes, manageable outdoor space and the many attractions of St Andrews, 17 Tom Stewart Lane is an appealing choice for buyers looking to make their home in this historic coastal town.









PROPERTY FEATURES

- Attractive three bedroom semi detached home in St Andrews
- Spacious lounge with dedicated dining area
- Contemporary fitted kitchen with high gloss cabinetry
- Two comfortable double bedrooms and a versatile third bedroom
- Modern family bathroom with bath and overhead shower
- Stylish interiors with neutral décor and wood effect flooring
- Enclosed, low maintenance rear garden with useful storage shed
- Attractive front garden with decorative stonework and planting
- Conveniently located for supermarkets and everyday shopping
- Easy access to St Andrews town centre, beaches and coastal walks

GROUND FLOOR



FIRST FLOOR



FLOOR PLANS

Tom Stewart Lane,St Andrews KY16 8YB

ROOM SIZES

LIVING/DINING ROOM
7.07m x 3.88m (23'2" x 12'9")

KITCHEN
3.01m x 3.61m (9'11" x 11'10")

DOWNSTAIRS WC
1.38m x 0.68m (4'6" x 2'3")

PRIMARY BEDROOM
3.80m x 3.20m (12'6" x 10'6")

BEDROOM 2
2.68m x 3.78m (8'10" x 12'5")

BEDROOM 3
3.76m x 2.85m (12'4" x 9'4")

BATHROOM
2.53m x 1.911m (8'4" x 6'3")

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Floor plan is for illustrative purposes only, measurments are appoximate and not to scale.



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