



**Alan E Masterton**

SOLICITORS & ESTATE AGENT

***[www.legaleagles.tv](http://www.legaleagles.tv)***

29 Lawhead Road East, St Andrews, KY16 9ND

4 Bedroomed Detached Family Home

***Offers Over £490,000***







# 29 Lawhead Road East, St Andrews, KY16 9ND

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Situated within the prestigious coastal town of St Andrews, world-renowned for its ancient university, golfing heritage, stunning beaches and vibrant high street, we are delighted to offer for sale this beautiful 4 bedroomed family home.

29 Lawhead Road East is a superb, family friendly home offering excellent living space throughout, coming complete with fantastic storage, 4 bedrooms, modern shower room as well as bathroom and large conservatory overlooking the secluded garden.

The home sits on a generous sized plot on a much sought after street, ideally situated for ease of access to a number of local amenities including shops, schools and transport links.







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## ***Entrance Vestibule:***

A warm and welcoming entrance into the home accessed through a wooden security door. The entrance vestibule benefits from built in storage and contemporary tiled flooring which leads you through to the main central hallway of the house.

## ***Hallway:***

A versatile space that leads on to the lounge, kitchen, conservatory, main vestibule with shower room and carpeted stairs to upper level. This spacious central hub can have many uses and benefits from built in under stair storage.

## ***Lounge:***

A spacious and well-proportioned room entered through a modern glass door from the central hallway. Large panoramic window overlooking the front garden floods this room with natural light.

## ***Kitchen:***

A traditional kitchen flooded with natural light from the large window looking out across the secluded garden. Ample storage space provided by a good range of wooden wall and floor cabinets with complimentary worktop and upstand. Two built in larders provide excellent additional storage space. Contemporary external door leads out to the side of the home giving access to the rear garden.

## ***Conservatory:***

An excellent addition to this family home overlooking and leading out to the beautiful, secluded garden grounds. The conservatory fully opens into the central hallway as well as the garden creating an ideal spot for dining and entertaining.

## ***Shower Room:***

This modern, shower room consists of a w.c, wash hand basin and walk in shower with dual head rainwater shower within. Built in vanity unit provides excellent additional storage.

## ***Upper Floor:***

### ***Bedroom 1:***

The largest of the 4 bedrooms this generously sized double room overlooks the front of the home.

### ***Bedroom 2:***

A good sized bedroom with built in storage, would make an ideal youngster bedroom or home office space.

### ***Bedroom 3:***

Another versatile room that benefits from built in storage

### ***Bedroom 4:***

Another spacious double bedroom overlooking the front of the home, built-in wardrobes provide ample storage space.

## ***Bathroom:***

A generous sized fully tiled bathroom with bath, w.c and wash hand basin.

## ***Garden:***

To the front of the home is a low maintenance garden laid mainly with lawn with borders of mature shrubs and large monobloc driveway that leads to the main entrance of the home as well as the garage. The garden area to the rear of the home is beautifully landscaped with a mix of mature trees, shrubs and bushes throughout that add pops of colour making it a peaceful and playful environment to be in. The rear garden also benefits from a shed as well as access to the rear of the garage.

## ***Garage:***

Access from the drive via an up and over door or from the rear garden, the garage provides excellent additional storage space.











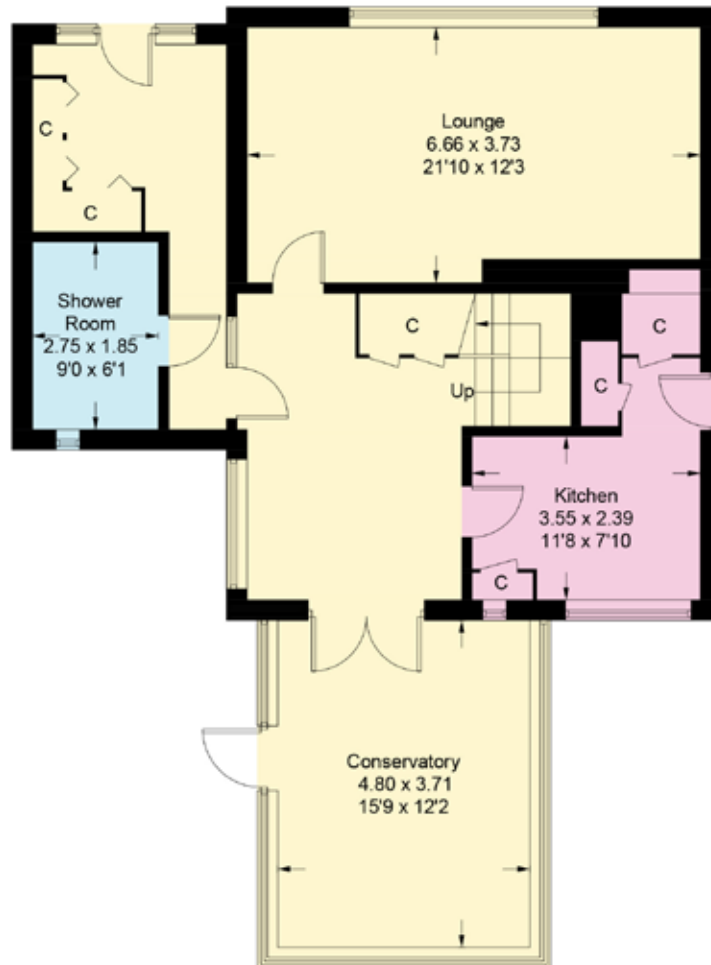




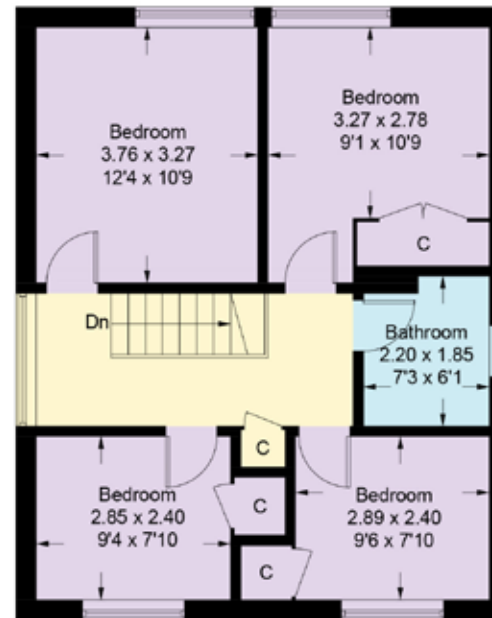








**Ground Floor**



**First Floor**

**Council Tax Band:**

F (Fife Council).

**EPC Band:**

D

**Viewings:**

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: [viewingstobook@gmail.com](mailto:viewingstobook@gmail.com) (viewings must be arranged at least 24 hours before your requested viewing date/time)





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**Note:**

Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.