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solicitors & estate agents **S.S.C.**



## 88 Lawmill Gardens, St Andrews

Offers Over £289,995

- Spacious Detached Villa
- 3 Bedrooms
- Fantastic Location
- Great Potential
- Generous Sized Lounge
- Dining Room
- Conservatory
- Early Viewing Advised





# 88 Lawmill Gardens, St Andrews

## Description

88 Lawmill Gardens, St. Andrews is a spacious detached villa situated in a quiet and sought after cul de sac. The property has great potential, backs onto the Lade Braes Walk and is well placed for Lawhead Primary school. This lovely family home has an abundant flow of natural light, gas central heating, double glazing, good storage and off street parking. We expect this property to be very popular and early viewing is advised.

## Accommodation

Accommodation is arranged over two levels, the lower level features a reception hallway with storage under the stairs. The generously proportioned lounge is naturally bright and airy and opens up into the dining room. The dining room is just off the kitchen and gives access to the conservatory which overlooks the rear garden. The fitted kitchen has ample base and wall units, complementary work tops, four ring gas hob and electric oven.

The upper level houses three good sized bedrooms all with built in storage. The shower room completes the accommodation.

## Outside

The front and rear gardens are laid to lawn. The garden to the rear backs onto the Lade Braes walk. A driveway provides ample off street parking and access to the garage.

## Local Area

World-renowned for its ancient university, golfing heritage and stunning beach, St Andrews attracts more than half a million visitors each year, and is regarded as one of the finest towns and best places to live in Scotland. Characterised by its narrow cobbled streets and beautiful architecture, the bustling town centre hosts a charming blend of independent shops and high-street retailers, plus diverse cafes, coffee shops, delis, greengrocers, butchers and bakeries. There are also several large supermarkets on the outskirts of the town. St Andrews enjoys international fame as 'The Home of Golf' the game has been played at St Andrews Links for over 600 years, and the iconic Old Course draws thousands of professionals, amateurs and spectators from across the globe. Other tourist attractions include the 12th and 13th-century ruins of St Andrews Cathedral and St Andrews Castle, as well as St Andrews Botanic Garden.

## Lounge

4.78m x 3.87m (15'8" x 12'8")

## Dining Room

3.30m x 3.00m (10'10" x 9'10")

## Kitchen

3.30m x 2.70m (10'10" x 8'10")

## Conservatory

3.32m x 2.98m (10'11" x 9'9")

## Bedroom 1

4.41m x 3.22m (14'6" x 10'7")

## Bedroom 2

2.86m x 3.78m (9'5" x 12'5")

## Bedroom 3

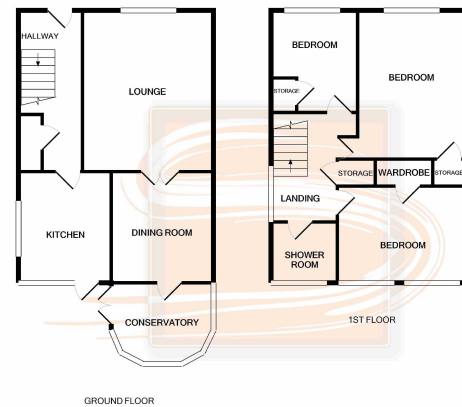
3.02m x 2.52m (9'11" x 8'3")

## Shower Room

1.95m x 1.94m (6'5" x 6'4")

## Contact Us

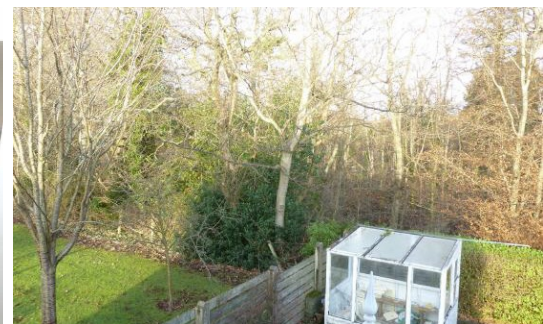
To arrange a viewing or for further details please call 01506 826232 or email [property@sneddons.com](mailto:property@sneddons.com).



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metrepro (2017)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			84
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			82
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	



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