



4 Little Carron Gardens, St Andrews, KY16 8QL
Offers Over £530,000





A superb detached villa, renovated and refurbished to create a stunning and individual family home, situated in what is arguably one of the most desirable streets in St Andrews, with a generous south facing garden.

This is a superb detached villa, renovated and refurbished to create an individual family home. It is situated in what is arguably one of the most desirable streets in St Andrews.

Little Carron Gardens is conveniently located for the town centre of St Andrews with its medieval university, world famous golf courses, superb beaches, fine shopping and restaurants, and theatre. The town is also very well situated. There is easy access to other parts of Fife including the beautiful coastal villages of the East Neuk, and is within commuting distance of other centres such as Dundee, Edinburgh and Aberdeen, with the mainline railway station only 4 miles away at Leuchars. The house itself is situated within an easy walk of the local primary school and the beautiful Lade Braes Walk and Kinnessburn.

The exclusive development of Little Carron Gardens was built a little over 20 years ago by Headon Developments. Number 4 has been extended and upgraded to form a spacious and individual family home. It is presented in truly immaculate decorative order with many fine features and quality finishes. It benefits from gas fired central heating backed up with sealed unit double glazing throughout.

Entrance to the property is through the front door leading into a vestibule fitted with a cloaks cupboard. A glazed door opens to the hall where solid oak flooring leads throughout the downstairs public rooms. The spacious lounge is situated to the front of the property and features a bay window, and enjoys warmth from a stove effect living flame gas fire surrounded by Italian Slate mantel. An archway opens to the family room which enjoys glazed double doors opening to the south facing garden. The kitchen is also to the rear of the property and has been the subject refurbishment and extension to create a beautiful open plan dining kitchen. The kitchen area is divided into two by a breakfast bar. It has a quality slate floor and is fitted with a Rangemaster oven, Rangemaster fridge/freezer, Miele dishwasher and quality wall and floor storage units. There is a wall mounted TV which will be included in the sale price. The dining area has been created from the extension and has full walls of windows and a door opening to the garden, filling it with natural light. It is floored with solid oak flooring and fitted with wine cabinets. Leading from the kitchen is the utility room which is fitted with wall and floor storage units and plumbed for a washing machine and sink and drainer. There is a door to the garden. Also on the ground floor is the study which could be used as a further public room or indeed another bedroom. There is also a cloakroom on the ground floor level which is fitted with a w.c and sink and heated towel rail.

At first floor level are the four double bedrooms, all fitted with built in wardrobes with mirror fronted sliding doors, and the bathrooms. Bedroom 4 is the smallest of these rooms. It is situated to the front of the property and provides access to the loft via a hatch fitted with Ramsey ladder. Bedroom 2 is fitted with built in cupboards and dressers and a door has been created to give access to the family bathroom enabling it to be an en-suite if so desired. The master bedroom is to the rear of the property. It benefits from a walk-in wardrobe measuring 3 metres in length, and is fitted with a wall mounted TV which will be included in the sale. It has an en-suite bathroom with three piece suite comprising w.c, sink and bath with over bath waterfall shower plus a regular mixer shower. It is fully tiled and fitted with cabinets and enjoys under floor heating and a heated towel rail. The family bathroom fitted as previously mentioned with a Jack and Jill door to bedroom 2 is a stylish and spacious bathroom fitted with a 3 piece suite comprising w.c, sink and bath with over bath shower and screen. It too is fully tiled and benefits from under floor heating and a heated towel rail. There are further cabinets for storage.





The property is well positioned in good sized gardens. There is a spacious area of grass to the front of the property lined with flower beds and with a driveway providing parking for more than two vehicles. A path leads to the front door and around the side of the property to the back garden. There is a generously sized double garage with up and over doors and a separate pedestrian door to the back garden. This house, being on the south side of the street, enjoys a beautiful south facing rear garden. It is two tiered with an area closest to the house laid out to patio and then a further area of lawn with flower beds bordering. Steps lead up to the top tier which is laid out with stones and an area of patio. The garden is fully enclosed with fences, hedges and walls and enjoys a high degree of privacy. There is a very large garden shed to the side of the property which will be included in the sale.

ROOM SIZES

Lounge	4.36m x 5.19m
Family Room	3.52m x 4.37m
Kitchen Area	5.73m x 3.18m
Dining Area	5.26m x 2.97m
Utility	1.27m x 3.38m
W.C/Cloakroom	0.81m x 1.60m
Office	3.54m x 3.40m
Bedroom 1	4.46m x 4.37m
Bedroom 2	4.39m x 4.39m
Bedroom 3	3.46m x 4.60m
Bedroom 4	3.54m x 3.33m
Bathroom	2.11m x 2.22m
En-Suite	2.51m x 1.95m
Floor Area	203m ²

Included

Carpets and Fitted Floor Coverings, Curtains and Blinds where fitted, All Light Fittings, Wall Mounted TV in Kitchen and in Master Bedroom, Rangemaster Double Oven, Rangemaster Fridge/Freezer, Miele Dishwasher, Garden Shed

Services

Gas, Water, Electricity, Telephone and Drainage

EPC C

Council Tax Band G

Viewing

By Appointment through our St Andrews Office Telephone 01334 477700

Home Report Available on request

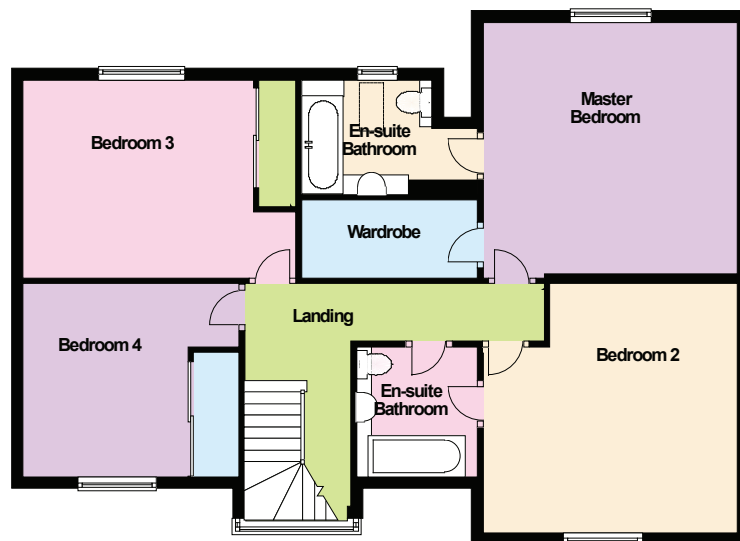




Ground Floor demonstrative only



First Floor demonstrative only





ROLLOS

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