



ROLLOS

24 ANDREW LANG CRESCENT

ST ANDREWS KY16 8YL

- Excellent link detached villa
 - Quiet residential location
 - Easy access to town centre
- Hall, Lounge/Dining room
 - Kitchen, Three bedrooms
 - Bathroom
- Gas central heating, Double glazing
 - Integral garage
 - Gardens

This excellent link detached villa is situated in a quiet popular residential area of St Andrews at the end of a cul-de-sac and opposite a well kept childrens play park. There is easy access to the town centre with its university, schools, beaches, golf courses, shops and restaurants.

The property is presented in very good decorative order and benefits from gas fired central heating backed up with sealed unit double glazing throughout. On the ground floor of the property is the spacious open plan lounge and dining room. This is a very well presented L shaped room with large windows to the front and rear making it very bright. A glazed door leads to the kitchen. This is very well fitted with wall and floor units and well provided with storage with a large understair cupboard. There is plumbing for a dishwasher and a door opens to the integral garage. The garage runs the full length of the house and so provides ample room for both a car and storage. It also has a sink and drainer and is plumbed for a washing machine and tumble dryer. A door opens to the back garden.

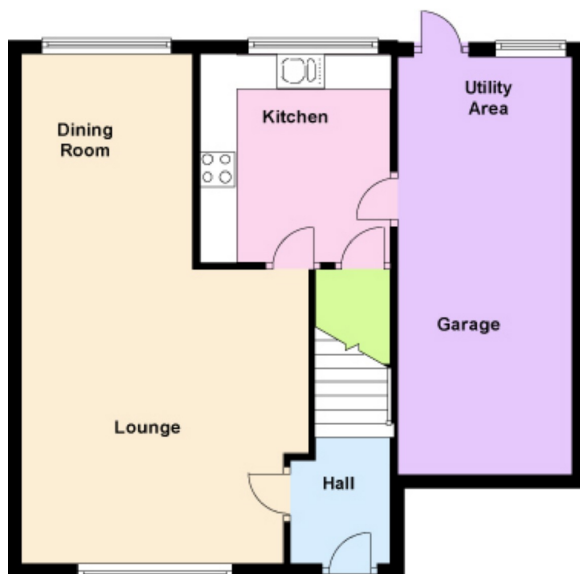
At first floor level are the three bedrooms and the bathroom. Bedroom one is to the rear of the property and it is fitted with a built in wardrobes with mirror fronted sliding doors. Bedrooms two and three are situated to the front of the property, bedroom two has a built in wardrobe and bedroom three has a cupboard. The bathroom is very nicely fitted with a three piece white suite comprising w.c, sink and bath with over bath shower and screen. It is fully tiled to both floor and walls.

The house stands in good sized gardens to front and rear. To the front of the property a driveway leads to the garage providing off street parking, and an area of lawn with mature trees extends in front of the lounge windows. There is a gate to the side of the house giving access to the rear garden which is fully enclosed with fences and chiefly laid out in lawn. There are flowerbeds bordering the whole of the garden and an area of patio closest to the house. Mature trees at the bottom of the garden provide added privacy.

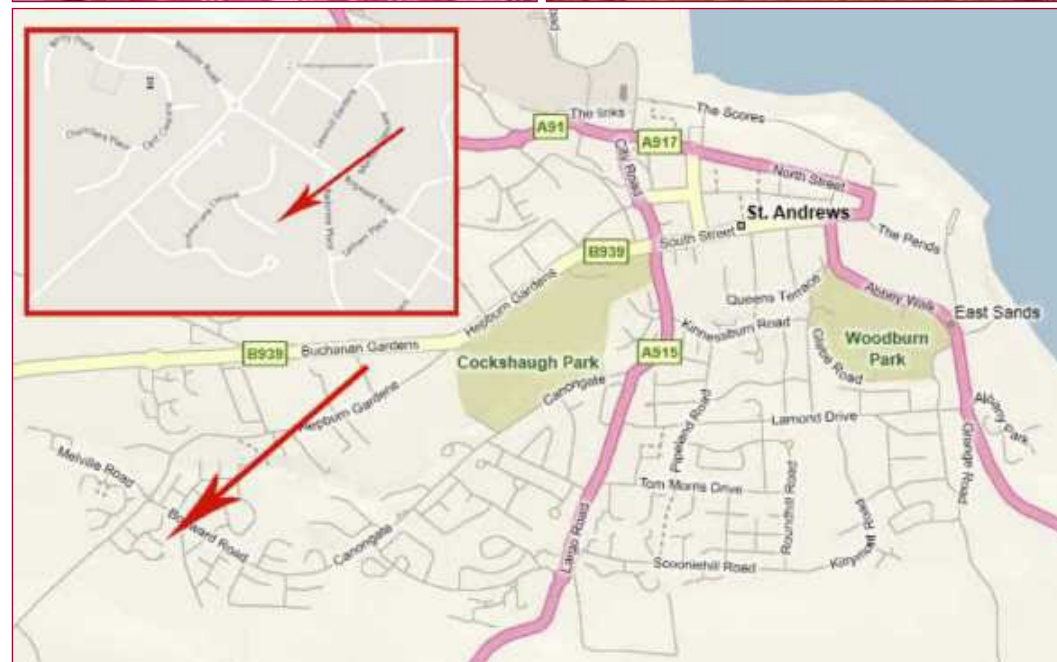
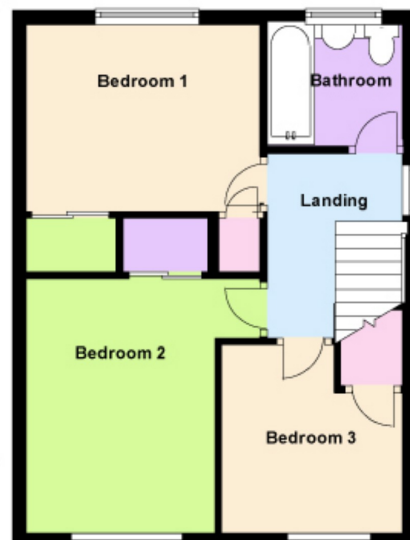
ROOM SIZES		INCLUDED	VIEWING
Lounge	4.25m x 4.16m (13'11" x 13'8")	All carpets & floor coverings	By Appointment Through Our St Andrews Office Telephone 01334 477700
Dining Area	2.70m x 3.10m (8'10" x 10'2")		
Kitchen	2.61m x 2.73m (8'7" x 8'11")		
Bedroom 1	3.45m x 2.73m (11'4" x 8'11")		
Bedroom 2	3.83m x 2.79m (12'7" x 9'2")		
Bedroom 3	2.65m x 2.76m (8'8" x 9'1")	SERVICES Gas Water Electricity Drainage	COUNCIL TAX BAND E
Bathroom	1.93m x 1.86m (6'4" x 6'1")		EPC RATING D FLOOR AREA 84sq m



Ground Floor demonstrative only



First Floor demonstrative only



ROLLOS

solicitors & estate agents

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