

Thorntons

17 Cairnsden Gardens, St Andrews,
Fife, KY16 8SQ



Situated in an excellent location, this deceptively spacious bungalow benefits from gas central heating and partial double glazing. Close to all amenities including schools, supermarkets and community hospital. The town centre is within easy walking distance and offers a host of facilities such as bespoke shops, golf courses and beautiful beaches.

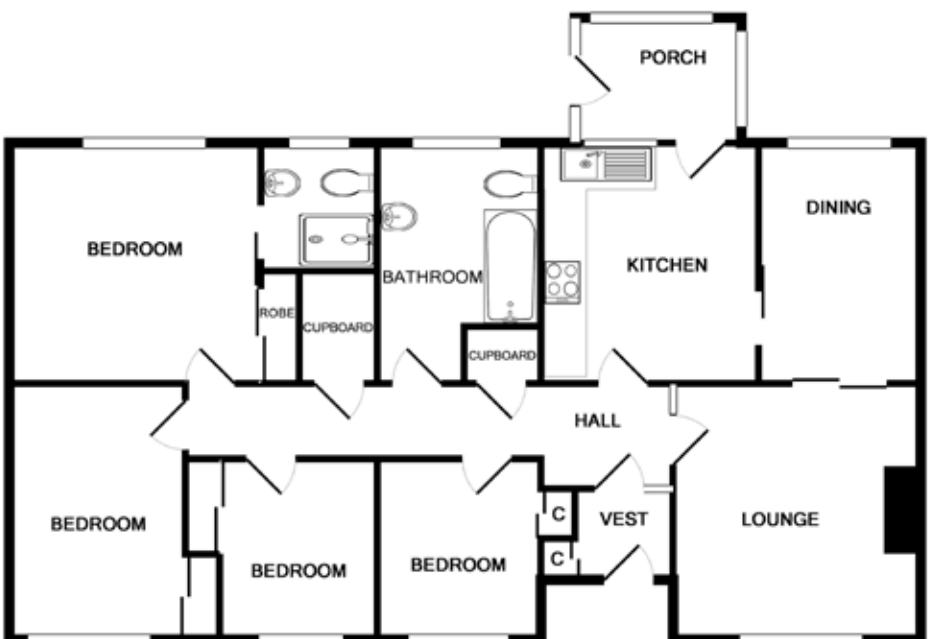
Entry to the property is by way of a vestibule with fitted cloaks cupboard leading directly to the welcoming hallway. A bright sitting room is separated from the dining room by glazed doors. The sitting room features an open fireplace set in sand stone surround. Good sized kitchen is well equipped with wall and base units and allows ample space for table and chairs. The white goods in the kitchen may be available by separate negotiation but have not been tested. All four bedrooms are fitted with double wardrobes, with the master benefiting from an en suite shower room. The well appointed bathroom has a three piece suite with shower attachment.

This home is set in mature gardens to the front and rear with extensive driveway leading to a single garage.

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Room Dimensions

Vestibule	1.60m x 1.44m	5'3" x 4'9"
Hall	7.58m x 1.69m at widest	24'10" x 5'7" at widest
Sitting Room	4.34m x 3.74m	14'3" x 12'3"
Dining Room	3.88m x 2.94m	12'9" x 9'8"
Kitchen	4.03m x 3.60m	13'3" x 11'10"
Sun Porch	2.72m x 2.63m	8'11" x 8'8"
Master Bedroom	3.90m x 3.78m	12'10" x 12'5"
En Suite	2.07m x 1.75m	6'9" x 5'9"
Bedroom 2	4.37m x 2.87m	14'4" x 9'5"
Bedroom 3	3.27m x 2.41m	10'9" x 7'11"
Bedroom 4	3.31m x 2.35m	10'10" x 7'9"
Bathroom	2.34m x 1.88m	7'8" x 6'2"



Illustrative only. Not to scale.





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St Andrews: 17-21 Bell Street, St Andrews, Fife KY16 9UR
Tel 01334 474200 Fax 01334 476366
E: standrews@thorntons-law.co.uk

Anstruther: Tel 01333 310481 E: anstruther@thorntons-law.co.uk
Arbroath: Tel 01241 876633 E: arbroath@thorntons-law.co.uk
Cupar: Tel 01334 656564 E: cupar@thorntons-law.co.uk
Dundee: Tel 01382 200099 E: dundee@thorntons-law.co.uk
Forfar: Tel 01307 466886 E: forfar@thorntons-law.co.uk
Perth: Tel 01738 443456 E: perth@thorntons-law.co.uk

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PSPC



TSPC



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SPC SCOTLAND
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2 Public



4 Bed



2 Bath



Single Garage



EPC Rating



Thorntons is a trading name of Thorntons Law LLP.

Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.