



15 Nelson Street, St Andrews, Fife, KY16 8AJ

- Detached Bungalow
- Sitting Room
- Dining Kitchen
- 3 Double Bedrooms

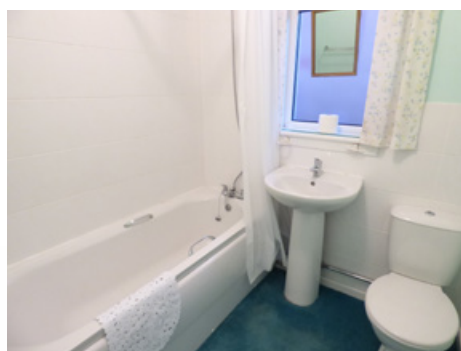
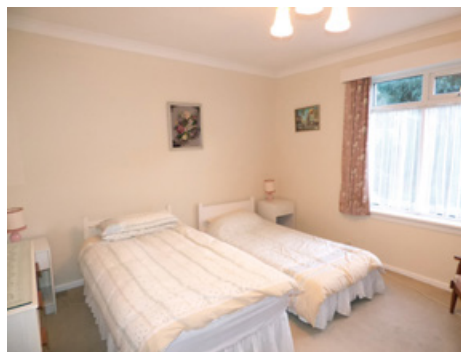
- Bathroom
- Attic Room (suitable for conversion subject to planning)
- Double Glazing
- Gas Central Heating

- Garden
- Garage
- Off Street Parking
- EPC Rating D

Attractive three bedroom detached bungalow enviably situated within a few minutes walk of St Andrews vibrant town centre. The property is also within easy walking distance of St Andrews Cathedral and Castle, the Old Course and all university departments.

The accommodation, in need of some modernisation, comprises entrance vestibule, entrance hall, sitting room with feature bay window, dining kitchen, three double bedrooms and bathroom. There is a large attic which may be suitable for conversion, subject to planning. The property benefits from gas central heating and double glazing.

There is a small garden to the front of the property laid to stone chips and interspersed with an attractive variety of mature plants and shrubs. To the side of the property there is a driveway, suitable for off street parking, which leads to the single garage with attached shed. There is a delightful private well maintained rear garden with a small lawn, a deep shrubbery border and a large paved patio ideal for catching the morning and afternoon sun.



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Sitting Room	14'5 x 11'11	(4.39m x 3.63m)
Dining Kitchen	14'4 x 9'3	(4.37m x 2.82m)
Bedroom 1	14'4 x 11'8	(4.37m x 3.56m)
Bedroom 2	13'6 x 12'0	(4.11m x 3.66m)
Bedroom 3	10'1 x 9'2	(3.07m x 2.79m)
Bathroom	7'6 x 6'4	(2.29m x 1.93m)

Illustrative only. Not to scale

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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.

St Andrews: 17-23 Bell Street, St Andrews, Fife KY16 9UR

Tel: 01334 474200 | E: standrews@thorntons-law.co.uk | www.thorntons-property.co.uk

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