



19 Ruthven Place

| St Andrews | KY16 8SJ

Thorntons 
Let's get a move on!

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Offers Over £250,000



This charming detached bungalow is located in a quiet highly desirable crescent, enviably situated only a short walk from the Botanical Gardens, Canongate Primary School, supermarkets and St Andrews Community Hospital and doctors' surgeries. Due to its excellent location the property is also within walking distance of the town centre with its wide range of renowned amenities.



The property has been extended and now benefits from a dining room and bright conservatory. The accommodation, in need of some modernisation, comprises: entrance porch, entrance vestibule, hall, sitting room, dining room, conservatory, breakfasting kitchen, rear porch, two double bedrooms and shower room.

The attractive garden grounds have been beautifully planted with a great variety of flowering plants and shrubs giving year round interest. There is a monoblocked driveway which leads to the garage with its remote controlled entry door. To the rear of the garage there is a large workshop/potting shed. There is also a timber summerhouse.

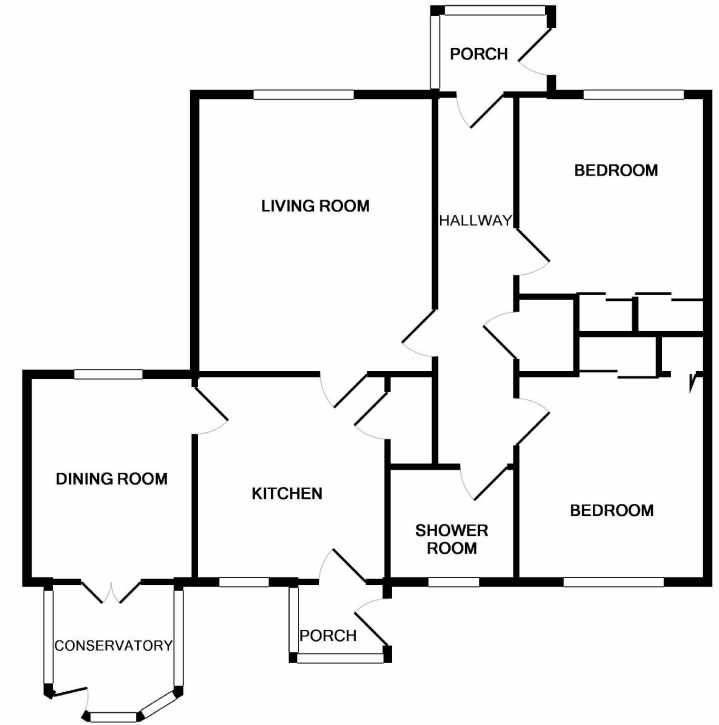
Location

The historic town of St Andrews is without doubt one of the most popular locations in Britain. St Andrews is home to the Royal and Ancient Golf Club and the famous Old Course. Its amenities include Scotland's oldest university, founded in 1413, beautiful award winning beaches, historic buildings, including the ruins of the cathedral, castle and St Rule's Tower and a wide variety of specialist shops and restaurants. Renowned worldwide as "the home of golf", the residents of the town are eligible for reduced green fees over the seven St Andrews Links courses.



- Detached Bungalow
- Entrance Porch & Rear Porch
- Sitting Room & Dining Room
- Conservatory
- Breakfasting Kitchen
- 2 Double Bedrooms
- Shower Room
- GCH, Partial DG, EPC D
- Garden
- Workshop & Summerhouse

Front Porch	6'1 x 4'6 1.85m x 1.37m
Entrance Vestibule	4'2 x 3'10 1.27m x 1.17m
Sitting Room	14'9 x 12'8 4.50m x 3.86m
Dining Room	10'1 x 8'9 3.07m x 2.67m
Conservatory	9'10 x 8'4 3.00m x 2.54m
Breakfasting Kitchen	10'7 x 9'4 3.23m x 2.84m
Bedroom 1	11'7 x 10'0 3.53m x 3.05m
Bedroom 2	10'9 x 10'0 3.28m x 3.05m
Shower Room	6'11 x 6'9 2.11m x 2.06m



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
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