



ROLLOS

27 DENBURN PLACE

CRAIL KY10 3WH

- Spacious semi-detached villa
- Modern and attractive residential area
- Excellent location close to town amenities
- Spacious hall, utility room
- Large and bright open plan lounge and dining kitchen
- Master bedroom with en-suite
- Two further bedrooms
- Family bathroom, Integral garage
- Gas fired central heating
- Sealed unit double glazing
- Parking
- Garden to front, side and rear

27 Denburn Place is a spacious and well-presented property at the end of a quiet residential street with no passing traffic in an attractive modern development with easy access to the amenities of Crail including the shops, restaurants, primary school, beaches, harbour and golf courses. Crail is well situated for access to other centres including St Andrews with its university, golf courses, beaches, shops, restaurants, bars etc.

The property comes to the market in excellent decorative order and benefits from gas fired central heating backed up with sealed unit double glazing throughout. The front door opens into the spacious and wide hall which gives access to all ground floor accommodation and to the stairs that lead to the first floor. At ground floor is found the master bedroom with en-suite, the utility room and the integral garage which is accessed from the hall, and at first floor level is the open plan lounge and dining kitchen, the family bathroom and the two further bedrooms.

The L-shaped lounge and dining kitchen is a particular feature of the property with two large south facing windows, one of which has a Juliette balcony, both bringing in masses of light which floods through the glazed doors to the landing. The kitchen is well fitted with an abundance of wall and floor units and is separated from the dining area by work counters. It has an integrated double oven and gas hob, fridge/ freezer and dishwasher. The utility room which is at ground floor level is fitted with a sink and drainer, washing machine and a cupboard which houses the boiler, as well as a door that leads to the rear garden. All three bedrooms are good sized double rooms fitted with built in wardrobes. The master bedroom on the ground floor is fitted with an extra cupboards and benefits from an en-suite which is fitted with a w.c, sink and shower cubicle and is very well presented. The family bathroom is fitted with a three piece white suite comprising bath, sink and w.c. It is extensively tiled and well presented.

The property stands in good sized gardens to front, side and rear. To the front there is an area of driveway which provides parking for two vehicles, with a further area of lawn. The rear garden is enclosed by fences and has a gate which provides access from the front. It is chiefly laid out with lawn though there is an area of decking in one corner to provide a seating area which enjoys the sun throughout the whole day.

The property would be a spacious family home but has also been successfully let for a number of years obtaining £775 per month and so would also make an ideal opportunity for an investment buyer.



ROOM SIZES

Lounge/Dining/Kitchen	5.49m x 6.30m (18'0" x 20'8")
Utility Room	1.76m x 3.40m (5'9" x 11'2")
Master Bedroom	4.88m x 2.95m (16'0" x 9'8")
En-Suite	1.49m x 1.98m (4'11" x 6'6")
Bedroom 2	2.60m x 3.85m (8'6" x 12'8")
Bedroom 3	2.85m x 3.85m (9'4" x 12'8")
Bathroom	2.23m x 1.69m (7'4" x 5'7")





INCLUDED

All carpets and floor coverings
Curtains and blinds
Integrated appliances
Furniture available by separate negotiation

SERVICES

Gas
Water
Electricity
Drainage

VIEWING

By Appointment Through Our St Andrews Office Telephone
01334 477700

COUNCIL TAX BAND F

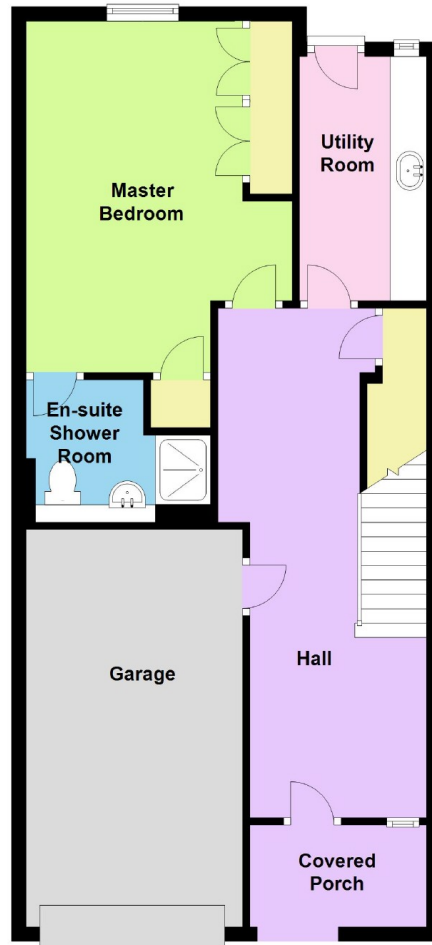
EPC RATING C

FLOOR AREA 117sq m

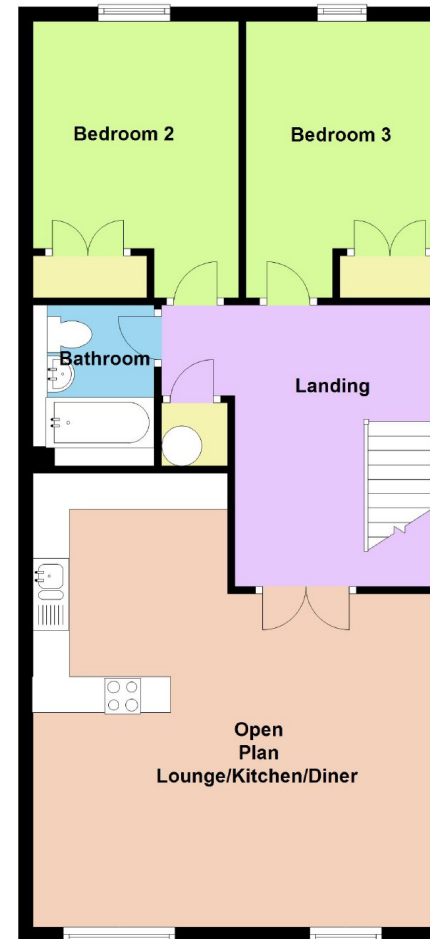




Ground Floor, demonstrative only



First Floor, demonstrative only



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