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3 Balnacarron Ave

Hepburn Gardens | St Andrews | KY16 9LT

Offers Over £525,000

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Set in a beautifully elevated position within a desirable private cul-de-sac of exclusive homes, this impressive detached family villa with views over the Lade Braes offers many attractive features within the living space which has been creatively designed over several levels. The property also has a gate giving direct access to the Lade Braes allowing access to central St. Andrews, Hallow Hill and walking path to Craigtoun Park.

The characterful and spacious accommodation could be adapted to suit individual requirements and comprises: entrance vestibule, reception hall, bright lounge taking in the views of the Lade Braes, mezzanine dining room, kitchen, utility room, master bedroom with en-suite, three further double bedrooms, study/snug/bedroom 5 with patio door leading to the patio garden and family bathroom

Further benefiting from gas central heating, double glazing and landscaped garden grounds with double garage and driveway with parking for several vehicles.

- Substantial 4 Bedroom Villa
- Spacious Lounge
- Mezzanine Dining room
- Kitchen with Utility
- Beautifully Maintained Gardens
- Master Bedroom Ensuite
- Double Garage & Driveway
- Central St. Andrews
- Over looking Lade Braes
- EPC Rating - D





