

T: 01334 474200

E: [standrews@thorntons-law.co.uk](mailto:standrews@thorntons-law.co.uk)  
[www.thorntons-property.co.uk](http://www.thorntons-property.co.uk)

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3 Dempster Court

| St Andrews | KY16 9EU

Offers Over £350,000

# 3 Dempster Court

| St Andrews | KY16 9EU

Offers Over £350,000

This handsome extended end terraced property, quietly located in a small select development, is located only minutes from the town centre, giving easy access to all the attractions this historic town has to offer, such as the Old Course, university departments, St Andrews Cathedral, the harbour and East Sands.

The property has been extended to give a substantial additional reception room or fourth bedroom. The well maintained spacious accommodation comprises entrance vestibule, entrance hall, elegant large sitting/dining room with feature square bay window to front, family room/bedroom four with large picture window overlooking rear garden, fitted dining kitchen, utility room, three bedrooms, bathroom and cloakroom. There is a small garden to the front of the property and to the rear of the property there is an attractive private walled garden ideal for relaxing and enjoying the afternoon sun. There is a single garage and designated parking space. Although the property has been utilised as a private residence it could be considered for its letting potential .

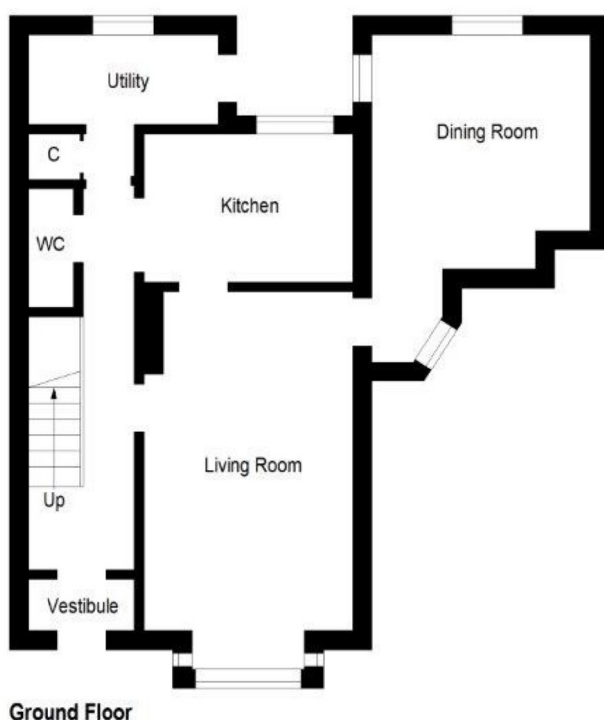
- End Terraced Property
- Sitting/Dining Room
- Family Room/Bedroom 4
- Dining Kitchen & Utility Room
- En Suite Master Bedroom
- 2 Further Bedrooms
- Bathroom & Cloakroom
- DG, GCH, EPC C
- Garden, Garage
- Designated Parking



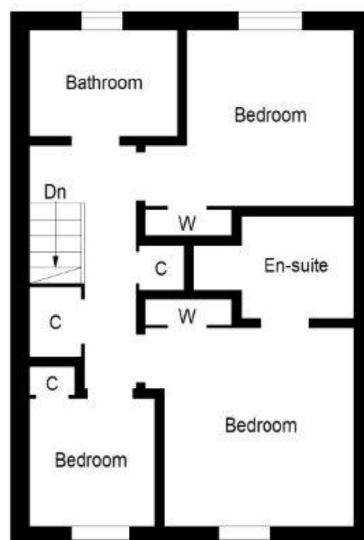




Sitting/Dining Room	24'6 x 14'8	7.47m x 4.47m
Family Room/Bedroom 4	19'3 x 13'1	5.87m x 3.99m
Dining Kitchen	14'9 x 10'1	4.50m x 3.07m
Utility Room	10'0 x 6'5	3.05m x 1.96m
Master Bedroom	15'0 x 12'6	4.57m x 3.81m
En Suite Shower Room	7'1 x 5'7	2.16m x 1.70m
Bedroom 2	15'0 x 11'8	4.57m x 3.56m
Bedroom 3	9'3 x 8'9	2.82m x 2.67m
Bathroom	8'9 x 5'6	2.67m x 1.68m
Cloakroom	7'3 x 2'10	2.21m x 0.86m



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID478435 / Ref:67441)

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