



27 Winram Place, St Andrews, KY16 8XH
Offers over £200,000



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OFFERS OVER
£200,000

27 Winram Place is a well presented semi detached villa in an ideal residential location within close walking distance of amenities such as health centre and supermarket and with easy access to the town centre with its university, golf courses, beaches, shops, restaurants, etc. The property comes to the market in good decorative order and benefits from gas fired central heating backed up with sealed unit double glazing throughout.

The front door opens into the hall where a door opens into the lounge and stairs rise to the first floor. The lounge is positioned to the front of the property with large picture windows looking to the front garden, and there is an alcove giving access to the understair store cupboard. A door opens from the lounge to the kitchen which spans the width of the property and provides space for a dining suite as well as the kitchen. It is fitted with wall and floor units, tiled splash backs and integrated hood, and the free standing fridge freezer, cooker and washing machine will be included. Patio doors open to the south facing garden bringing in an abundance of natural light. Upstairs are two double bedrooms. Bedroom 1 is to the front of the property with a large cupboard over the stairs housing the boiler. Bedroom 2 is also a good sized double with a large south facing window. The bathroom is equipped with a three

piece white suite comprising bath with over bath electric shower, wc and sink with vanity unit below. It is extensively tiled.

The property has gardens to front and rear. The front garden is laid out with stones to provide extra parking space next to the driveway which leads to garage. The garage is also accessed from the rear garden through a pedestrian door. The rear garden is laid out with lawn with an area of patio next to the patio doors to the dining kitchen. It is fully enclosed by fences and has mature trees and shrubbery to the borders.





- Semi detached villa
- Popular residential location
- Easy access to amenities
- Lounge
- Dining kitchen
- Two bedrooms
- Bathroom
- Gas fired central heating
- Sealed unit double glazing
- Garage
- Driveway
- Gardens to front and rear

INCLUDED

Carpets and floor coverings
Curtains and blinds
White goods
Furniture as seen (excluding the beds)

SERVICES

Gas
Water
Electricity
Drainage

VIEWING

By Appointment Through Our St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND D

EPC RATING D

FLOOR AREA 63 sqm

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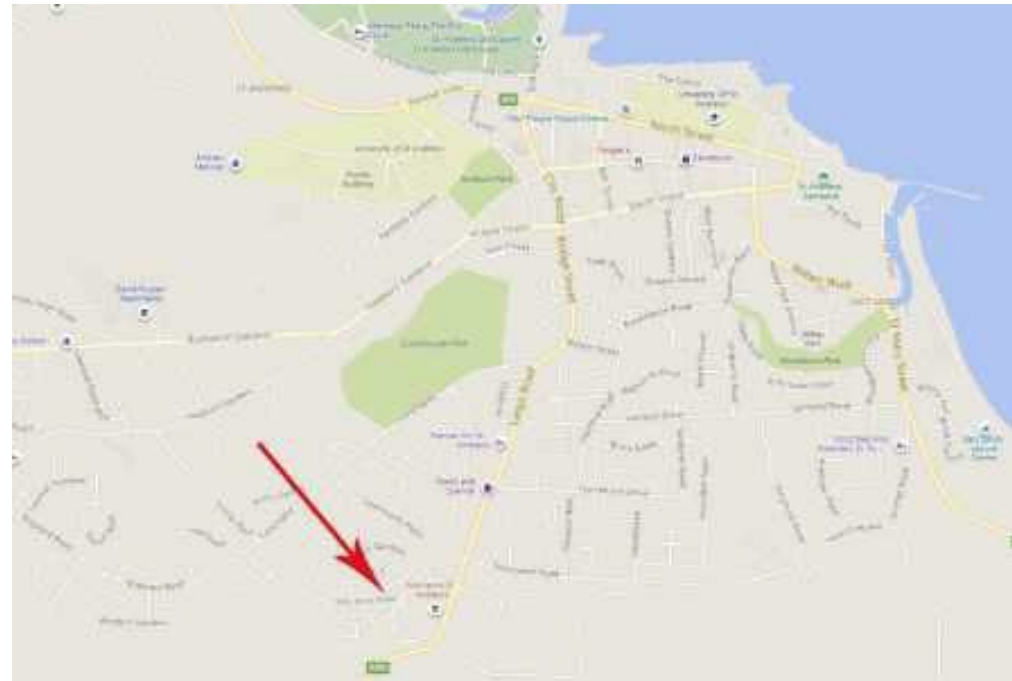


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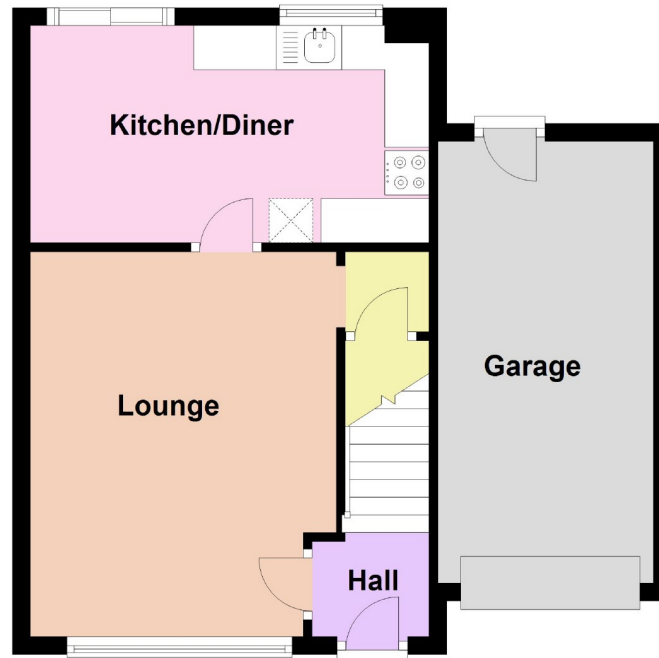


Room Sizes

Approximate measurements



Ground Floor



First Floor



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