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21 Sloan Street
| St Andrews | KY16 8AW

Offers Over £225,000

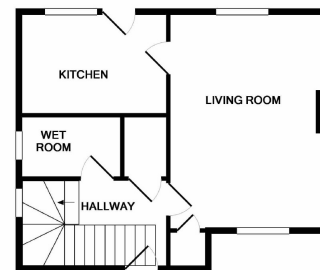
Sitting/Dining Room	16'7 x 11'10	5.05m x 3.61m
Breakfasting Kitchen	11'3 x 8'0	3.43m x 2.44m
Bedroom 1	16'7 x 9'11	5.05m x 3.02m
Bedroom 2	13'6 x 8'3	4.11m x 2.51m
Bedroom 3	10'8 x 8'3	3.25m x 2.51m
Wet Room	7'9 x 4'9	2.36m x 1.45m



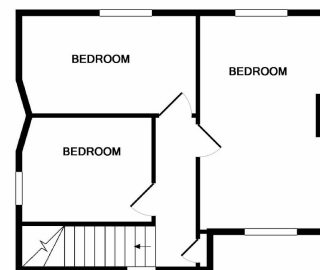
Substantial three bedroom semi detached property located within a popular cul de sac, within walking distance of the town centre and within easy access of all the attractions this historic town has to offer, such as the Old Course, university departments, St Andrews Cathedral, the harbour and East Sands. The accommodation, in need of some modernisation, comprises entrance hall, sitting/dining room, breakfasting kitchen, three double bedrooms and wet room. The property is situated on a large plot and has great potential for extension, subject to planning. To the front of the property there is a driveway, suitable for off street parking. The large rear garden is laid to lawn interspersed with fruit trees. There is a greenhouse and garden shed. Although previously utilised as a private residence it could be considered for its letting potential. EPC - D.



- Semi Detached Property
- Sitting/Dining Room
- Breakfasting Kitchen
- 3 Bedrooms
- Wet Room
- Gas Central Heating
- Double Glazing
- Garden, Off Street Parking,



GROUND FLOOR



1ST FLOOR

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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