



44 Scooniehill Road, St Andrews, KY16 8HB
Offers over £170,000

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OFFERS OVER
£170,000

44 Scooniehill Road is a spacious two bedroom mid-terraced villa, well positioned within easy walk of schools, shops and health centre and other amenities and with easy access to the town centre with its university, golf courses, shops, bars, beaches etc.

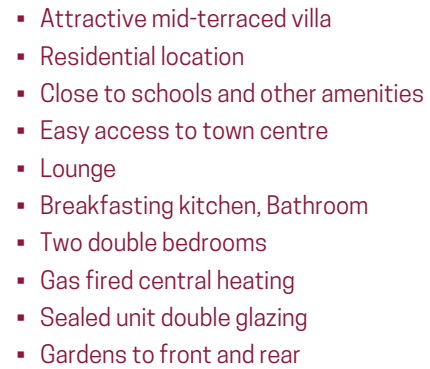
The property comes to market in very good decorative order and benefits from gas fired central heating from a combi boiler fitted only three years ago, backed up with sealed unit double glazing throughout.

At ground floor level is the lounge which is positioned to the front of the property with large window looking to the garden. A door opens from here to the kitchen which is well fitted with an abundance of wall and floor units, free standing cooker, washing machine, dishwasher and fridge freezer, and with a space for dining table and chairs. Also at ground floor level is the bathroom which is fitted with a bath with mixer tap and shower head, a wc and sink and a separate shower cubicle. It benefits from heated towel rail, extensive tiling and vinyl flooring. Upstairs are the two bedrooms, both of which are spacious double rooms. On the landing are two large cupboards, one housing the boiler and the other large space providing ample storage.

The property has gardens to front and rear. To the front the garden is laid with stones, with mature

bushes, and a path leads to the front door. A flower bed runs to one side. The rear garden is fully enclosed by fences and is made out mostly with stones for ease of maintenance with beds to the borders and a path from the back door to the gate. There is a brick built shed providing external storage and an external water tap.





Carpets and floor coverings
Curtains and blinds
White goods in the kitchen
Items of furniture available by separate negotiation

Gas
Water
Electricity
Drainage

By Appointment Through Our St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND C
EPC RATING D
FLOOR AREA 72 sqm

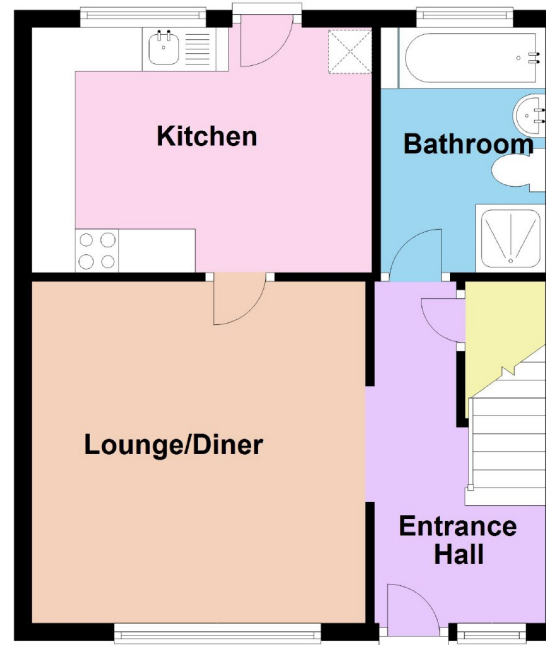


Room Sizes

Approximate measurements

Lounge	12'8" x 13'5"	3.85m x 4.10m
Kitchen	12'7" x 8'6"	3.84m x 2.58m
Bathroom	6'4" x 8'9"	1.92m x 2.67m
Bedroom 1	12'10" x 9'8"	3.92m x 2.95m
Bedroom 2	9'6" x 12'11"	2.89m x 3.94m

Ground Floor



First Floor



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