



31 Spottiswoode Gardens

| St Andrews | KY16 8SA

Thorntons 
Let's get a move on!





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Description

Superb detached property extensively renovated and extended to provide exceptional accommodation with an attached one bedroom self contained annex, situated in a desirable residential area of St Andrews, close to supermarkets and the St Andrews Community Hospital and doctors' surgeries. The property is within easy walking distance of Canongate Primary school and within walking distance of the historic town centre and its renowned amenities.





Description

The property has been beautifully enhanced to become the outstanding property it is today. There are many delightful features within this home from the elegant sitting room with large picture window to the luxury dining kitchen open plan to the spacious sun room with patio doors to garden. The master bedroom and guest bedroom both benefit from an attractive modern en suite shower room.

The extensive accommodation within the main house, presented in fresh decorative order, comprises on the ground floor: entrance vestibule, entrance hall, sitting room, dining room, sun room, dining kitchen, utility room giving access to the double garage, double bedroom and cloakroom, and on the upper floor: master bedroom with en suite shower room and guest bedroom with en suite shower room. The annex has its own main entrance door but can also be accessed from the dining room. The fantastic annex, with new floor coverings throughout, comprises entrance hall, sitting room, breakfasting kitchen, double bedroom with patio doors to garden, and shower room. The annex has great potential to be utilised for student/holiday letting purposes.

To the front of the property there is a large monoblock driveway which leads to the integral double garage, with workshop to rear. The front garden is mainly laid to lawn which sweeps around the side of the property. The rear garden has various patio areas and is mainly laid to lawn.

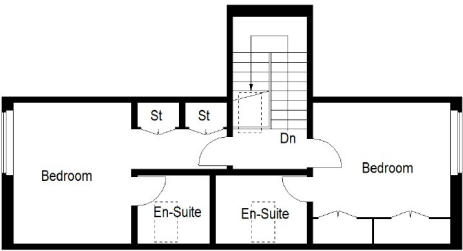








Entrance Vestibule	6'6 x 4'1	1.98m x 1.24m
Entrance Hall	17'1 x 6'5	5.21m x 1.96m
Sitting Room	18'0 x 12'0	5.49m x 3.66m
Dining Room	12'0 x 11'6	3.66m x 3.51m
Sun Room	14'9 x 6'11	4.50m x 2.11m
Dining Kitchen	18'4 x 13'4	5.59m x 4.06m
Utility Room	13'5 x 6'3	4.09m x 1.91m
Master Bedroom	17'5 x 11'10	5.31m x 3.61m
En Suite Shower Room	7'2 x 5'0	2.18m x 1.52m
Guest Bedroom	11'2 x 9'10	3.40m x 3.00m
En Suite Shower Room	7'2 x 5'0	2.18m x 1.52m
Bedroom 3	11'6 x 9'2	3.51m x 2.79m
Cloakroom	7'1 x 3'9	2.16m x 1.14m
Annex		
Entrance Hall	11'5 x 9'1	3.48m x 2.77m
Sitting Room	13'0 x 12'4	3.96m x 3.76m
Breakfasting Kitchen	10'3 x 8'4	3.12m x 2.54m
Bedroom	11'6 x 11'3	3.51m x 3.43m
Shower Room	9'4 x 6'8	2.84m x 2.03m



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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