

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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38 Chamberlain Street

| St Andrews | KY16 8JF





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| St Andrews | KY16 8JF

Offers Over £220,000

Well presented Semi-detached villa with three double bedrooms, ideally located for easy access to local schools (primary and secondary), Morrisons Supermarket, Aldi, Marks and Spencer, walking distance to the University of St. Andrews and the town centre.

The accommodation is laid out over two levels with the ground floor comprising; Entrance hallway, Lounge with feature bay window, Breakfasting kitchen with utility area and timber door leading to the rear garden, Bedroom three/Dining Room. Upper level comprises of two good sized double bedrooms and family bathroom with W.C, wash hand basin and bath with electric shower above. The property has potential to extend to the rear and good sized gardens to the front, side and rear.

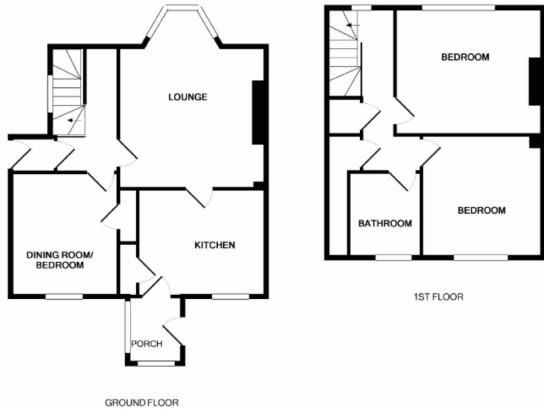
The property further benefits from an abundance of storage space throughout, gas central heating, double glazing and ample on street parking. An excellent opportunity for a family or investment buyer.



- Popular Residential Area
- Semi - Detached Villa
- Three Bedrooms
- Sitting Room with Bay Window
- Family Bathroom
- Generous Front & Rear Garden
- Ample Storage Space
- Potential to Extend to Rear
- Investment Opportunity
- EPC Rating - D







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 misstatement. 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.  
Drawn with Metreplan 4.00/19

Lounge	5.83 x 3.83	19'2" x 12'7"
Kitchen	3.81 x 3.23	12'6" x 10'7"
Utility Room	1.87 x 1.14	6'2" x 3'9"
Bedroom1	3.83 x 3.58	12'7" x 11'9"
Bedroom 2	3.60 x 3.01	11'10" x 9'11"
Bedroom 3	3.40 x 3.39	11'2" x 11'1"
Bathroom	2.57 x 2.04	8'5" x 6'8"

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