



30 Churchill Crescent, St Andrews, KY16 8EF
Offers over £210,000

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OFFERS OVER
£210,000

This well proportioned bungalow is positioned in a quiet and popular street in a residential area of St Andrews but with easy access to all local amenities and to the town centre with its University, Golf Courses, Beaches, Shops, Bars, Restaurants, etc.

The property is well presented and, though it requires modernisation in some areas, has been well maintained with much care. It benefits from gas fired central heating backed up with sealed unit double glazed windows.

The front door opens through a vestibule into the hall and there are cupboards both in the vestibule and the hall providing ample storage. The large lounge is positioned to the front of the property with windows to the front and side, and fitted with a shelved display unit. A door opens from the lounge to the kitchen. This is to the rear of the property and is fitted with basic kitchen units, a free standing cooker and there is also a pantry. A further door opens from the kitchen to the rear vestibule where there are two cupboards providing storage, and a door opening to the back garden. Both bedrooms are good size doubles, and bedroom 1 is fitted with a shelved press. The bathroom is equipped with a three piece white suite comprising bath, WC and sink.

The property stands in good-sized gardens. To the front it is separated from the street by a low wall

and is predominantly laid in stone chips for ease of maintenance and a path leads to the front door.

The driveway provides parking and leads to the substantial timber garage which is fitted with electric. The rear garden is laid out with areas of grass and stone chips with bushes surrounding and is well positioned to catch a great deal of summer sunshine throughout the day.

There is potential, subject to the necessary permissions, to extend into the roof to create further accommodation.





- Semi-detached bungalow
- Very popular residential location
- Easy access to amenities
- Large lounge/ dining room
- Kitchen
- 2 Double bedrooms
- Bathroom
- GCH, DG
- Driveway, Timber garage
- Gardens to front and rear

INCLUDED

Carpets and floor coverings
Curtains and blinds
Cooker

SERVICES

Gas
Water
Electricity
Drainage

VIEWING

By Appointment Through Our St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND C

EPC RATING E

FLOOR AREA 68 sqm

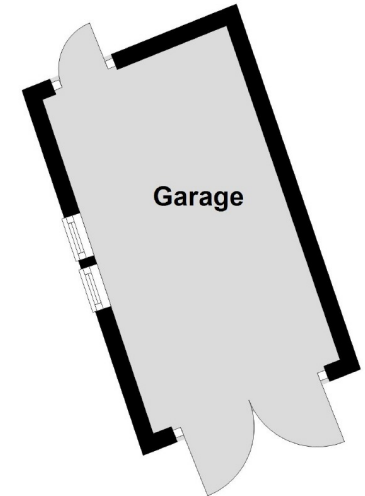
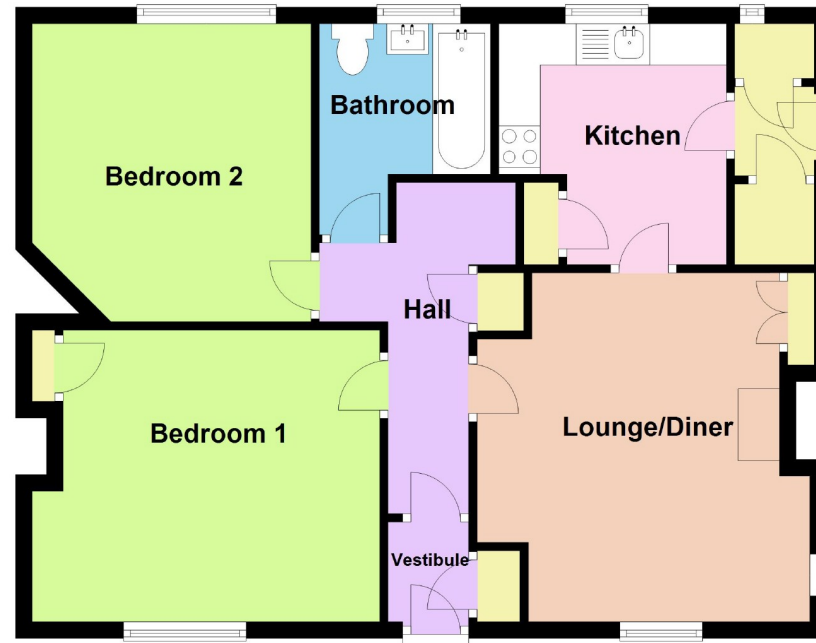


Room Sizes

Approximate measurements

Lounge	14'8" x 13'3"	4.47m x 4.04m
Kitchen	8'5" x 9'0"	2.57m x 2.75m
Bedroom 1	11'7" x 13'9"	3.52m x 4.20m
Bedroom 2	11'0" x 11'8"	3.35m x 3.55m
Bathroom	6'10" x 6'0"	2.08m x 1.83m

Demonstrative only



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