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18 Canongate
| St Andrews | KY16 8RT

Offers Over £250,000

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Substantial three bedroom semi detached property, enviably located within a quiet elevated desirable cul de sac, within walking distance of the town centre, the Botanic Garden and Canongate primary school, also 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 spacious well maintained accommodation comprises conservatory, entrance hall, sitting room, breakfasting kitchen, master bedroom with en suite shower room, two further bedrooms, bathroom and rear porch.

The property is situated on a superb large plot and has great potential for extension, subject to planning. To the front of the property there is a monoblock driveway, suitable for off street parking, which leads to the garage and rear garden. The small front garden has a feature flower border. The private rear garden is laid to lawns, patios and flower beds. There are two greenhouses and two timber garden sheds.

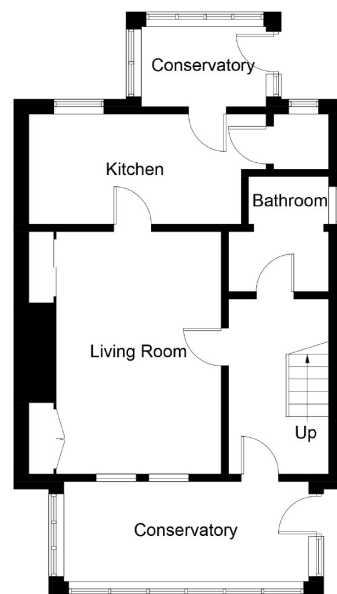
Although previously utilised as a private residence it could be considered for its letting potential.

- Semi Detached Property
- Sitting Room
- Conservatory, Rear Porch
- Breakfasting Kitchen
- Master Bedroom
- En Suite Shower Room
- 2 Further Bedrooms
- Bathroom
- GCH & DG, EPC D
- Garden, Garage
- 2 Greenhouses
- 2 Timber Sheds

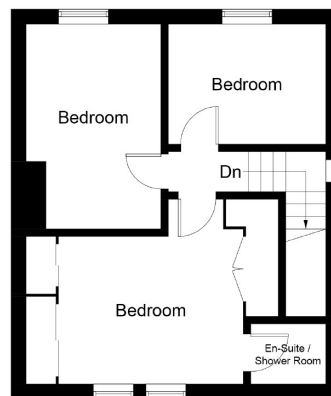




Sitting Room	15'0 x 11'8	4.57m x 3.56m
Conservatory	16'1 x 6'9	4.90m x 2.06m
Breakfasting Kitchen	14'2 x 7'10	4.32m x 2.39m
Master Bedroom	11'8 x 11'7	3.56m x 3.53m
En Suite Shower Room	5'6 x 4'8	1.68m x 1.42m
Bedroom 2	12'11 x 9'3	3.94m x 2.82m
Bedroom 3	10'1 x 8'2	3.07m x 2.49m
Bathroom	7'11 x 6'5	2.41m x 1.96m
Rear Porch	8'11 x 5'8	2.72m x 1.73m



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID523925)

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