



20 Drumcarrow Road, St Andrews, KY16 8SE  
Offers over £260,000



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**OFFERS OVER**  
**£260,000**

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Number 20 Drumcarrow Road is a spacious semi-detached bungalow positioned in a highly desirable residential area, close to local amenities and half a mile to the town centre with its University, shops, beaches, golf courses, restaurants, theatre, etc.

The property comes to the market in need of a full programme of renovation and modernisation and so offers an excellent opportunity to put one's own stamp on it and add value. The property has been stripped back, ready for development, with numerous possibilities. It would make a delightful home with its current layout, but there is also further potential to develop into the attic/loft to create another 2 bedrooms and bathroom, and planning permission also exists for an extension to the rear to create further living space.

The property is entered via the front door which opens through the vestibule into the spacious hall. From here doors open to all accommodation and there is a hatch giving access via a Ramsay ladder to the attic/loft. The large lounge is to the front of the property with a large picture window looking out to the front garden. There is a fireplace and a door to the kitchen. The kitchen is to the rear of the property with a back door opening to the garden. From the kitchen, a further door opens to the dining room creating an opportunity to open this up into a large kitchen diner if desired. The

two double bedrooms are both fitted with built-in wardrobes, and further storage is found in the hall and vestibule. The bathroom is equipped with a bath with over-bath electric shower, WC and sink. The loft room measures nearly 11 metres by over 3 metres wide with a window at the gable end and is ideal for development. Whilst no heating exists in the property gas has now been connected meaning that a gas central heating system could easily be installed.

The property sits in good sized gardens, the total plot amounting to approximately 500 square metres. The front garden has been cleared but still has a number of mature trees. A driveway leads from the street past the house to a timber garage and the rear garden. The rear garden has a patio and a lawn area, and two greenhouses which will be included in the sale.





- Spacious semi-detached bungalow
- Ideal modernisation project
- Opportunity to extend into loft and/or to rear
- Planning permissions in place
- Large Lounge
- Kitchen
- Dining Room
- 2 Double Bedrooms
- Bathroom
- Large Attic/Loft
- Double Glazing
- Front and Rear Gardens
- Driveway, Timber Garage

#### **INCLUDED**

Two Greenhouses  
Garage

#### **SERVICES**

Gas  
Water  
Electricity  
Drainage

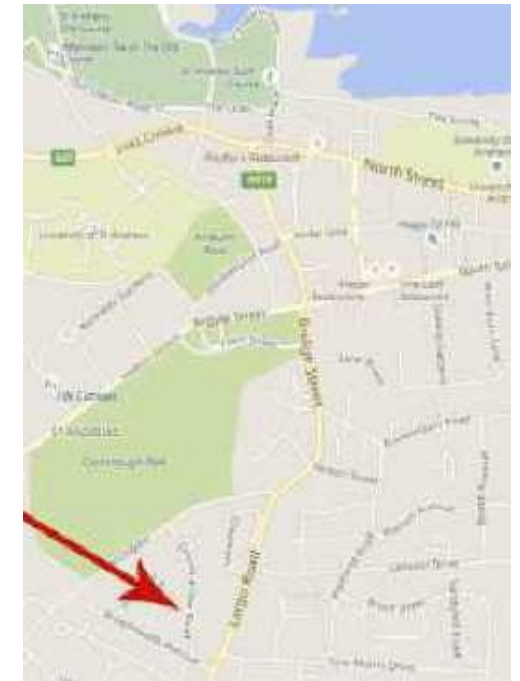
#### **VIEWING**

By Appointment Through Our St Andrews Office  
Telephone: 01334 477700

#### **COUNCIL TAX BAND E**

**EPC RATING G**

**FLOOR AREA 81 sqm**



## Room Sizes

*Approximate measurements*

Lounge	17'1" x 11'9"	5.20m x 3.59m
Kitchen	13'3" x 7'5"	4.05m x 2.27m
Dining Room	9'7" x 13'5"	2.91m x 4.10m
Bathroom	6'7" x 7'1"	2.01m x 2.16m
Bedroom 1	11'0" x 10'6"	3.36m x 3.21m
Bedroom 2	10'6" x 10'11"	3.21m x 3.32m
Attic	35'5" x 10'0"	10.8m x 3.04m



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