



2 Largo Road, St Andrews, KY16 8RL
Offers over £480,000



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OFFERS OVER
£480,000

2 Largo Road is an impressive detached property situated in an elevated position on Largo Road with easy access to local amenities and to the town centre with its University, golf courses, beaches, shops, bars, restaurants, cinema, etc.

It comes to the market in good order, well presented and benefiting from gas fired central heating backed up with sealed unit double glazing throughout. It has an HMO Licence for 5 persons making it an ideal investment for a student buy to let, but equally, with its extensive accommodation, lovely gardens, driveway and garage, would make a superb family home.

The adaptable accommodation is laid out over two floors, with the kitchen, utility, lounge, dining room, shower room and two bedrooms downstairs and the four further bedrooms and bathroom upstairs.

The spacious lounge is fitted with a wood burning stove and a bay window, and double doors open to the dining room which enjoys windows to the three sides and french doors opening to the garden making it a beautifully bright room. The kitchen is found to the rear, well fitted with wall and floor units, two shelved pantries. A door opens from here to the utility which houses the washing machine and tumble dryer, and a back door opens to the side garden.

Two of the bedrooms are found on the ground

floor one of which enjoys prime position at the front with a bay window. The shower room at this level is equipped with shower, wc and sink.

Upstairs are three further double bedrooms, a generously proportioned single bedroom and the family bathroom. The bathroom is equipped with a bath with over bath shower, wc, sink and is extensively tiled. From the upstairs bedrooms views can be enjoyed over roof tops of the town providing a pleasant outlook. The property is well provided with storage having cupboards in the hall, dining room, fitted wardrobes in two of the bedrooms and cupboards into the eaves in other bedrooms. There is a large loft accessed from the upstairs landing providing masses of extra storage space.

The property stands in good sized gardens, tiered to accommodate its elevation over the street. To the front well stocked and colourful beds rise to a lawn in front of the house, and the driveway leads through a cast iron gate from the road to the garage. Steps lead to a path with circumnavigates the house. The lawn extends around to the side of the house and to the rear where the tiers continue. The rear garden has colourful beds flowerbeds and a patio next to the house.





- Impressive detached villa
- Excellent location
- Easily accessible to town centre
- Close to other local amenities
- Lounge
- Dining room
- Kitchen
- Six bedrooms
- Shower room
- Bathroom, Utility
- Gas fired central heating
- Sealed unit double glazing
- Versatile accommodation
- Elevated position
- Large gardens
- Garage
- Driveway providing parking
- HMO Licence for 5 persons

INCLUDED

All carpets and floor coverings

Curtains and blinds

White goods and furniture are available by separate negotiation

SERVICES

Gas

Water

Electricity

Drainage

VIEWING

By Appointment Through Our St Andrews Office

Telephone: 01334 477700

COUNCIL TAX BAND F

EPC RATING D

FLOOR AREA 163 sqm



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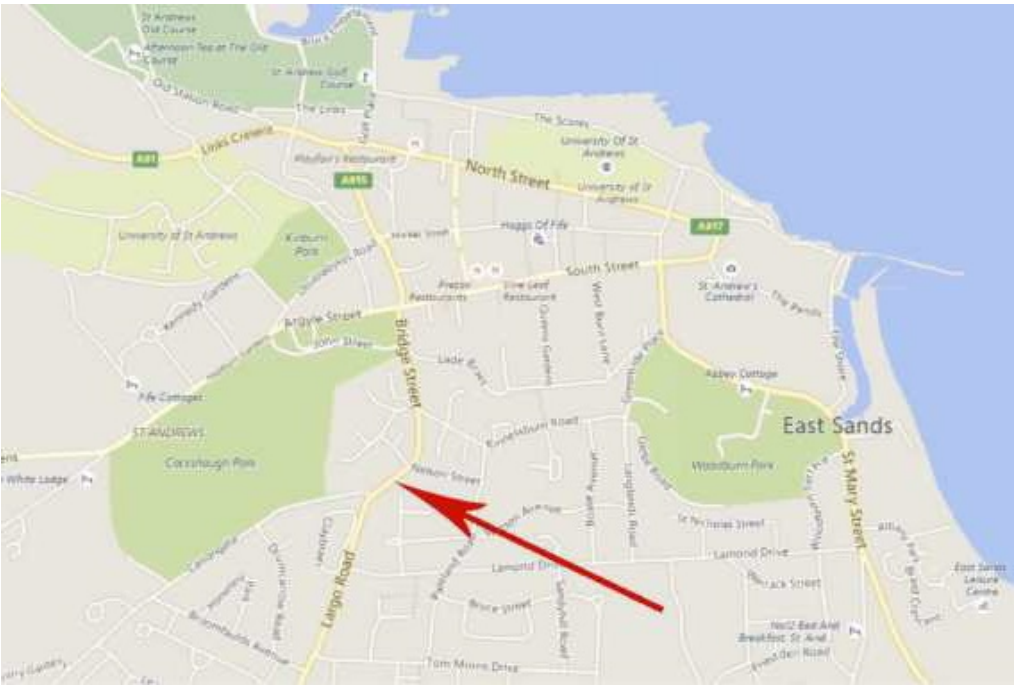
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Room Sizes

Approximate measurements

Lounge	12'0" x 18'8"	3.66m x 5.70m
Dining room	15'1" x 11'5"	4.59m x 3.48m
Kitchen	9'10" x 16'3"	2.99m x 4.95m
Utility	8'11" x 8'9"	2.73m x 2.67m
Shower room	6'8" x 6'3"	2.03m x 1.91m
Bedroom 1	11'9" x 14'5"	3.57m x 4.39m
Bedroom 2	11'9" x 13'5"	3.57m x 4.10m
Bedroom 3	11'8" x 10'3"	3.56m x 3.12m
Bedroom 4	10'0" x 15'5"	3.06m x 4.69m
Bedroom 5	12'10" x 8'9"	3.90m x 2.66m
Bedroom 6	8'0" x 7'1"	2.45m x 2.16m
Bathroom	6'11" x 6'8"	2.11m x 2.02m





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