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*Let's get a move on!*



44 Warrack Street  
| St Andrews | KY16 8DR





## 44 Warrack Street

| St Andrews | KY16 8DR

Offers Over £265,000

Rare opportunity to purchase two bedroom detached bungalow in St Andrews! This beautifully presented property situated in a mature residential development, is enviably located close to the East Sands and picturesque harbour and ideally located for those wishing to enjoy the many amenities of this ever popular town. The historic town of St Andrews is home to the Royal and Ancient Golf Club and the famous Old Course. Its amenities include Scotland's oldest university, founded in 1413, beautiful award winning beaches, historic buildings, including the ruins of the cathedral, castle and St Rule's Tower and a wide variety of specialist shops and restaurants. Currently a two bedroom bungalow, the superb property provides a fantastic opportunity to develop into the 30' attic space to create a further two bedrooms and shower room, subject to planning. The accommodation has been beautifully refurbished and currently comprising entrance vestibule, entrance hall, sitting room, newly installed luxury breakfasting kitchen with door to sun room, two double bedrooms with fitted wardrobes and modern shower room. To the front of the property there is a large driveway suitable for off street parking and the garden is mainly laid to stone chips interspersed with an attractive variety of mature shrubs.

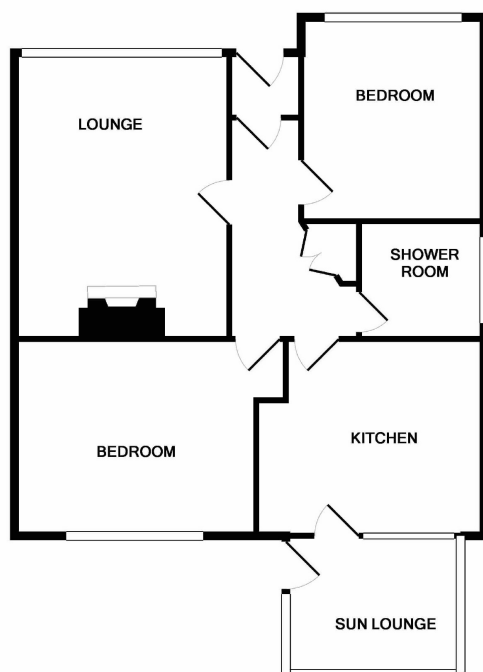


- Detached Bungalow
- Sitting Room
- Sun Room
- Breakfasting Kitchen
- 2 Double Bedrooms

- Shower Room
- Double Glazing
- Gas Central Heating, EPC - D
- Garden, Garage
- Great Potential for Development







Entrance Vestibule	4'0 x 3'7	1.22m x 1.09m
Sitting Room	15'10 x 11'11	4.83m x 3.63m
Breakfasting Kitchen	12'9 x 11'6	3.89m x 3.51m
Sun Room	10'4 x 8'5	3.15m x 2.57m
Bedroom 1	13'0 x 10'11	3.96m x 3.33m
Bedroom 2	10'10 x 10'1	3.30m x 3.07m
Shower Room	6'10 x 6'5	2.08m x 1.96m

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 mis-statement. 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.  
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