



16 Windsor Gardens

| St Andrews | KY16 8XL

Thorntons 
Let's get a move on!





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Description

Thorntons are delighted to bring to the market this immaculately presented detached villa situated in this lovely large plot with capacious gardens to the front and rear, along with a long driveway leading to a single garage. Viewing is highly recommended to appreciate all this home has to offer on accommodation, gardens and location.





Description

The accommodation comprises entrance hall, sitting room, family dining kitchen, three double bedrooms, family bathroom and downstairs shower room.

On entering 16 Windsor Gardens a wide bright hallway welcomes you into this attractive family home, a modern shower room fitted with a 'Roca' suite is located off the hall along with a large storage cupboard, stairs up to the first floor and access into the sitting room and family room.

The sitting room is located to the front and again is a lovely bright room with large picture window and a free standing fire place (available by separate negotiation). The family dining kitchen was originally two separate rooms which were opened up to create this lovely large space with modern fitted kitchen with granite worktops, integrated American style fridge freezer, 5 gas burner stove, integrated dishwasher and plumbing for washing machine, there is ample space for a family dining table and a further spacious seating area which has the bi-fold doors opening onto a timber decked area in the rear garden.

Upstairs there are three large double bedrooms (one with fitted wardrobes), a luxurious family bathroom again with a four piece 'Roca' suite and Karndean flooring and cupboard on the upstairs landing.



There are easily maintained gardens to the front and rear, the rear garden is laid with large timber deck, paved patio and good sized area of lawn. This area of the garden is very private and fully enclosed, ideal for small children and pets.

This property has been upgraded to a very high standard over the last 5 years to include the opening up of the dining room and kitchen, an upgraded 'worchester' combi boiler which could cope with further alterations to the property (perhaps an attic conversion to include further bathroom, subject to local authority permissions), new fuse box, upgraded kitchen and bathrooms, and new front windows and door (under warranty).







Entrance hall		
Sitting Room	16'4 x 12'4	4.98m x 3.76m
Family Dining Kitchen	23'6 x 11'0	7.16m x 3.35m
Downstairs Shower Room	5'7 x 3'9	1.70m x 1.14m
Bedroom 1	15'8 x 11'5	4.78m x 3.48m
Bedroom 2	11'10 x 11'6	3.61m x 3.51m
Bedroom 3	11'9 x 9'7	3.58m x 2.92m
Bathroom	8'8 x 8'0	2.64m x 2.44m

