





Rare opportunity to purchase a two bedroom detached bungalow in St Andrews!

This beautifully presented property, situated in a quiet cul de sac within a mature residential area, is enviably located within walking distance of the town centre 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 attic space to create further accommodation, subject to planning.

The accommodation has been exceptionally well maintained and currently comprising entrance vestibule, entrance hall, sitting room with feature bay window to front, fitted dining kitchen with door to rear porch, two double bedrooms and bathroom.

To the front of the property there is a driveway suitable for off street parking which leads to the attached garage. The front garden is mainly laid to lawn which extends around the side and rear of the property. The garden has a block paved patio and is mainly laid to lawn with an attractive variety of mature shrubs, fruit trees and high evergreen hedging. With the size of the garden there is again great potential for extension, subject to planning.

The property is currently utilised as a successful holiday let business, however, it could be equally suitable as a comfortable private residence or for student letting.

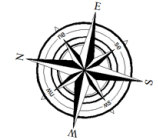
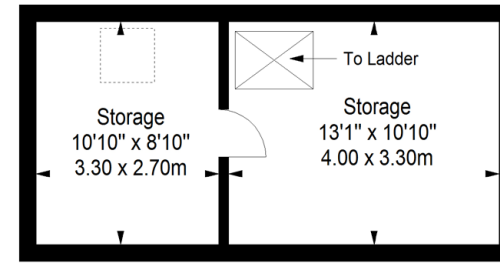
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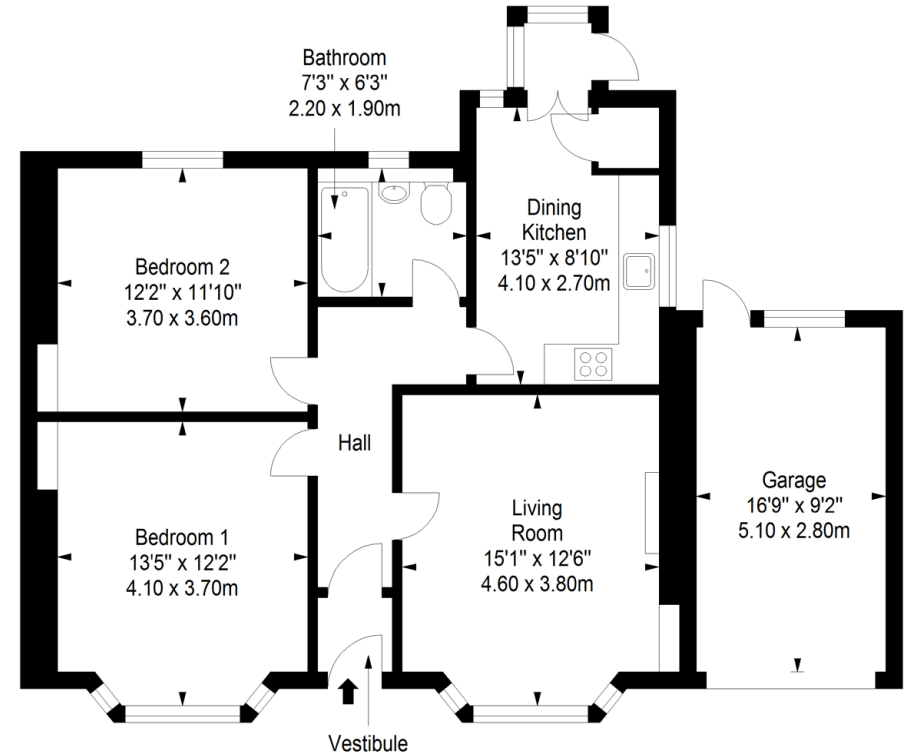
First Floor

Approx. 22.6 sq. metres (243.3 sq. feet)



Ground Floor

Approx. 89.9 sq. metres (967.7 sq. feet)



Total area: approx. 112.5 sq. metres (1211.0 sq. feet)

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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