



18 Priestden Road, St Andrews, KY16 8DJ  
Offers over £360,000







# 18 Priestden Road St Andrews KY16 8DJ

**OFFERS OVER**  
**£360,000**

18 Priestden Road is a spacious detached bungalow located in the highly desirable area of St Andrews with easy access to primary and secondary schools, leisure centre, beach, and also to the town centre with its full range of amenities including shops, restaurants, theatre, library, cinema, university, beaches and golf courses. The property is well presented and comes to the market in good order though a purchaser may desire some modernisation in some areas. The spacious accommodation is laid out over one storey although there is possibility for development into the loft space, subject to the necessary permissions. The property benefits from gas central heating backed up with sealed unit double glazing throughout and is well provided with TV ports in many rooms. The lounge is positioned to the rear of the property and is exceptionally spacious. It enjoys dual aspect patio doors opening to the garden. The kitchen is well fitted with wall and floor units, integrated oven and hob, microwave, dishwasher, washing machine and fridge freezer. Just off the kitchen is the breakfast room which is perfectly positioned for enjoying the morning sunshine. The dining room is to the rear of the property, and has patio doors opening to the garden as well as a door to the integral garage.

All three bedrooms are good sized double rooms

with bay windows, and the two front bedrooms benefit from built in bedroom furniture, including cupboards, drawers, hanging space, dressing tables, etc. The modern bathroom is well equipped with a double shower cubicle, sink with vanity units below, a wc and a heated towel rail. It is finished with tiled walls and vinyl flooring. From the hall there is a shelved cupboard providing ample storage and a hatch fitted with a Ramsay ladder, giving access to the loft. The front garden is laid out with mono block to provide a large driveway, suitable for the parking of multiple vehicles and leads to single garage, which is equipped with power and light and has a large cupboard to the far end. To the other side of the property a path leads to the back garden. The back garden offers a surprising degree of privacy, enclosed by fences and hedges with an area of patio immediately next to the house and lawn beyond. Flower beds line the borders, and to the very bottom of the garden, separated from the main part of the garden by bushes, is a drying green. Attached to the rear of the garage there is an external store providing ideal storage for garden equipment, etc. Properties of this type are in high demand and an early viewing is recommended.





- Spacious detached bungalow
- Highly desirable residential area
- Well presented
- Large lounge
- Kitchen
- Breakfast room
- Dining room
- Three double bedrooms
- Shower room
- Gas fired central heating
- Sealed unit double glazing
- Large driveway to front
- Garage
- Large rear garden

#### INCLUDED

All carpets and floor coverings  
Curtains and blinds  
Integrated appliances

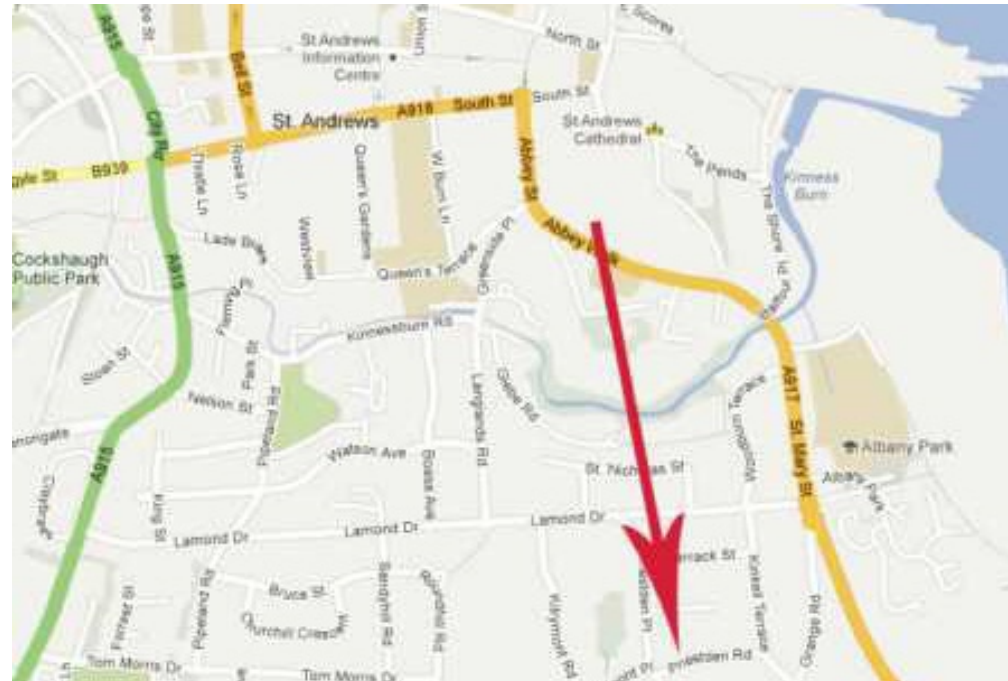
#### SERVICES

Gas  
Water  
Electricity  
Drainage

#### VIEWING

By Appointment Through Our St Andrews Office  
Telephone: 01334 477700

**COUNCIL TAX BAND F**  
**EPC RATING E**  
**FLOOR AREA 115 sqm**









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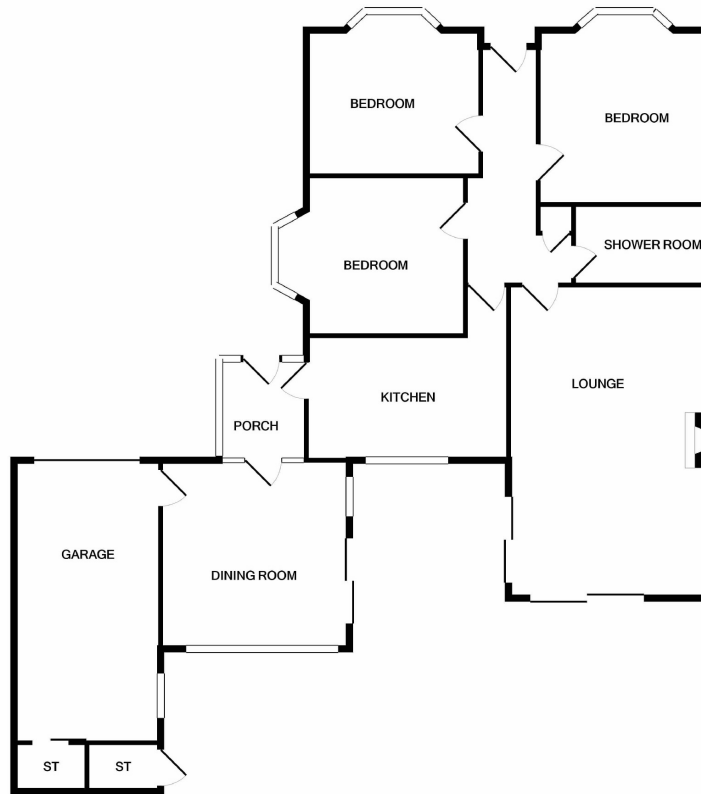


# Room Sizes

*Approximate measurements*

Lounge	14'0" x 21'6"	4.26m x 6.55m
Kitchen	14'4" x 8'4"	4.36m x 2.54m
Breakfast room	6'4" x 7'4"	1.94m x 2.24m
Dining room	11'11" x 12'8"	3.64m x 3.86m
Bedroom 1	11'10" x 13'2"	3.61m x 4.01m
Bedroom 2	11'11" x 9'8"	3.64m x 2.94m
Bedroom 3	10'11" x 13'1"	3.32m x 3.98m
Shower room	5'3" x 9'4"	1.60m x 2.85m





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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