



22  
Claybraes

St Andrews, Fife, KY16 8RS







## Summary

Representing the perfect family home in exclusive St Andrews, this five-bedroom, two-bathroom detached house forms part of an established residential development, set close to the outstanding amenities that the town has to offer. The home is presented with mostly neutral décor and is accompanied by front and rear gardens, a garage, and a driveway. As well as lying enviably close to St Andrews Botanic Garden, the home is ideally situated for swift access to a wide range of shops, schools, the world-famous university, renowned golf courses, and transport links. Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. The contents and furniture are available via separate negotiation. Please note, there is currently a HMO licence for 5 persons.

## Features

- Detached house in St Andrews
- Spacious and flexible accommodation
- Entrance vestibule and hallway
- Generous living/dining room
- Modern breakfasting kitchen
- Five double bedrooms (four with storage)
- Two shower rooms
- Well-maintained, southeast-facing rear garden
- Low-maintenance front garden
- Attached single garage
- Private driveway
- Gas central heating and double glazing





"This five-bedroom detached house would be an ideal family home or rental investment, with a HMO licence currently in place."











"The spacious home is ideally situated for easy access to excellent amenities, as well as a wealth of outdoor space and the coast."



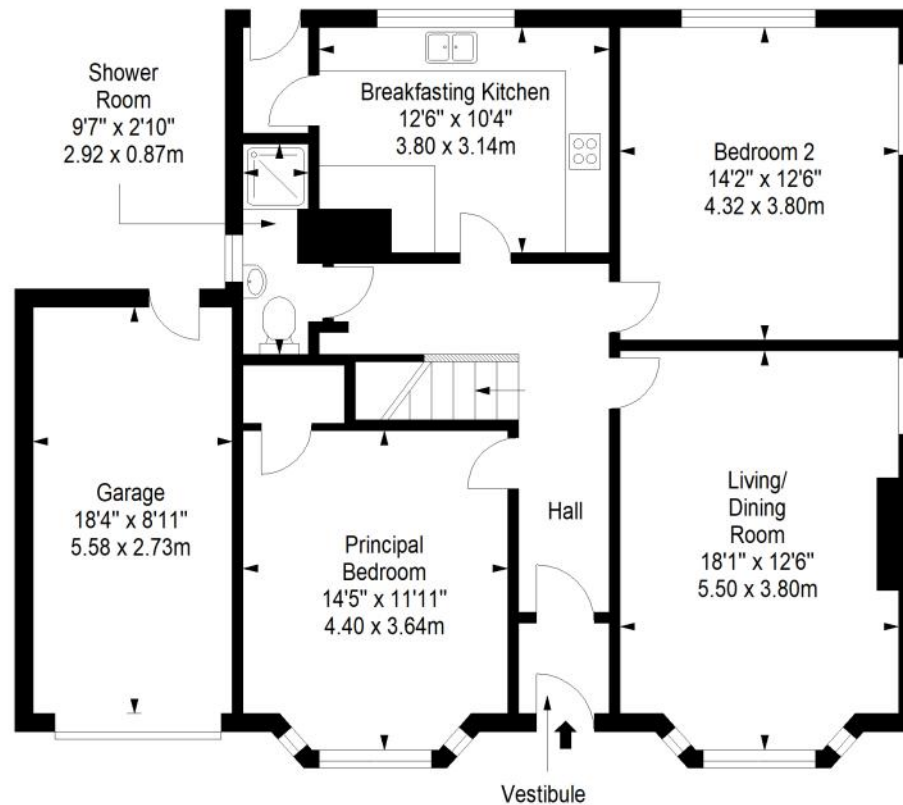




# Floorplan

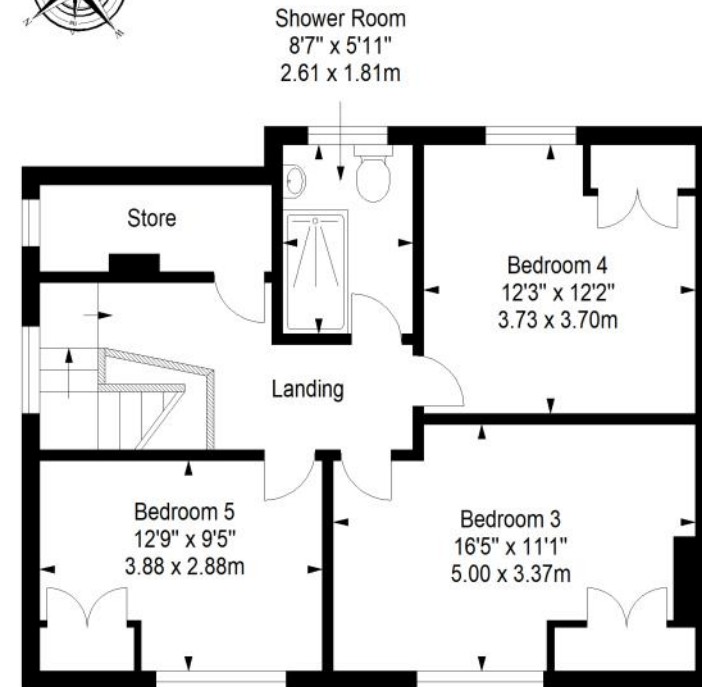
## Ground Floor

Approx. 104.0 sq. metres (1119.5 sq. feet)



## First Floor

Approx. 63.8 sq. metres (686.7 sq. feet)



Total area: approx. 167.8 sq. metres (1806.2 sq. feet)



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