



2 Lawhead Road West

St Andrews, Fife, KY16 9NE





Summary

Situated within an established residential area of exclusive St Andrews, this three-bedroom detached bungalow offers all the ease and convenience of single-storey living and is presented with stylish, modern interiors and neutral décor throughout. The property also benefits from enviable close proximity to the outstanding amenities that St Andrews has to offer, such as a wide range of shops, schools at primary and secondary levels, the world-class university, renowned golfing facilities, and scenic open spaces, including the beach.

Extras: All window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Features

- Detached bungalow in St Andrews
- Well-presented, modern interiors
- Entrance vestibule and hall with storage
- Spacious living room with southwest-facing bi-folding doors
- Attractive, modern kitchen with garden access
- Good-sized dining area
- Two double bedrooms with built-in wardrobes
- Third bedroom/home office
- Stylish, contemporary shower room
- Well-maintained front and rear gardens
- Detached single garage and private driveway
- Gas central heating and double glazing



“This three-bedroom detached bungalow is sure to appeal to a wealth of buyers and offers the convenience of single-storey living.”





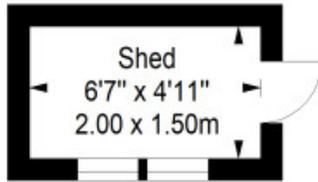


“The house is well-presented with attractive, modern interiors and is accompanied by beautifully maintained front and rear gardens.”

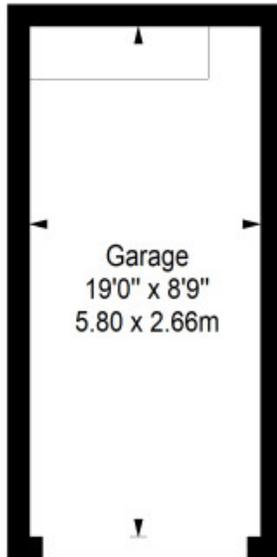


Floorplan

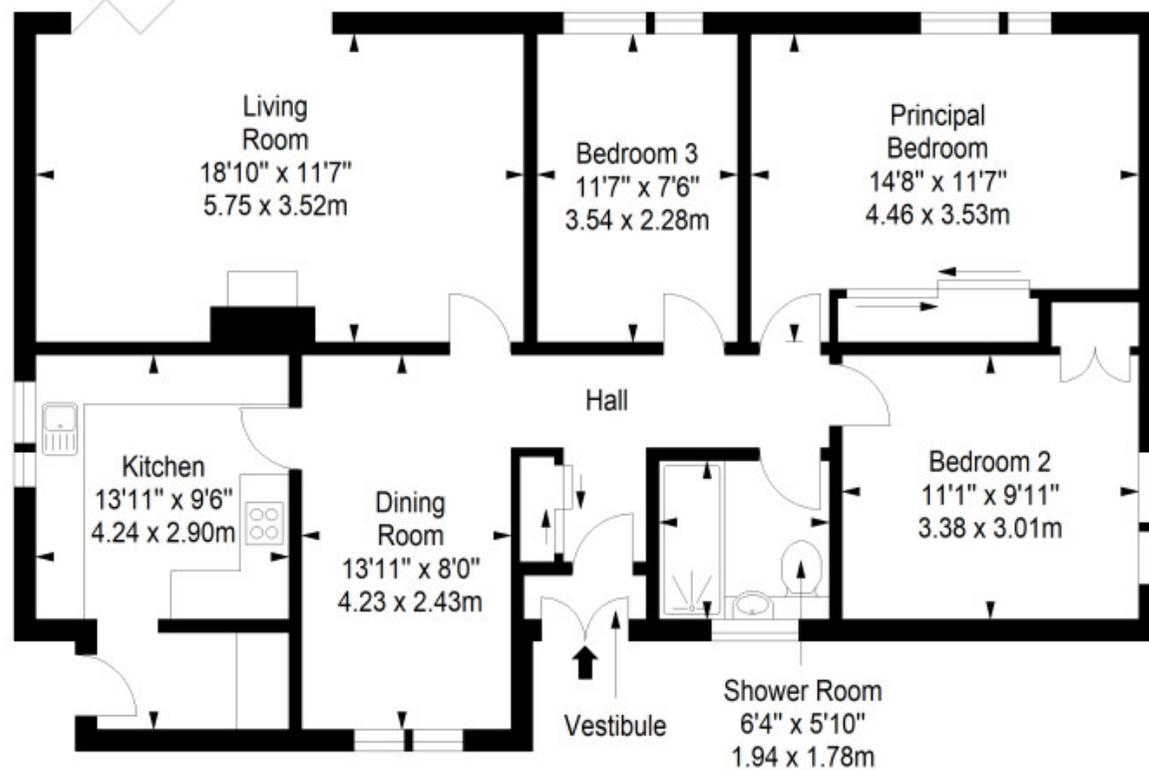
Shed
Approx. 3.0 sq. metres (32.3 sq. feet)



Garage
Approx. 15.4 sq. metres (165.7 sq. feet)



Ground Floor
Approx. 90.0 sq. metres (968.8 sq. feet)



Total area: approx. 108.4 sq. metres (1166.8 sq. feet)



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