



16 Fraser Avenue, St Andrews, Fife, KY16 8HX

Beautifully Presented, Three-Bedroom, Mid-Terrace Villa with Garden

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Property Description

Beautifully-presented, spacious and flexible, three-bedroom, mid-terrace villa, with a private garden. Located in an established, quiet and desirable residential area of St Andrews, Fife.

Comprises an entrance hall, a living room, a flexible dining room/potential fourth bedroom, a kitchen, three double bedrooms, and a shower room.

Highlights include a modern integrated fitted kitchen and a stylish bathroom, with contemporary flooring and decor - ready-to-move-in. In addition, there is double glazing, gas central heating, good storage provision; and well-proportioned room sizes, with the potential of a four-bed, one-public room configuration.

Externally, the property benefits from an enclosed rear garden, featuring a composite decked patio, a synthetic turf lawn, and a brick-built store shed.

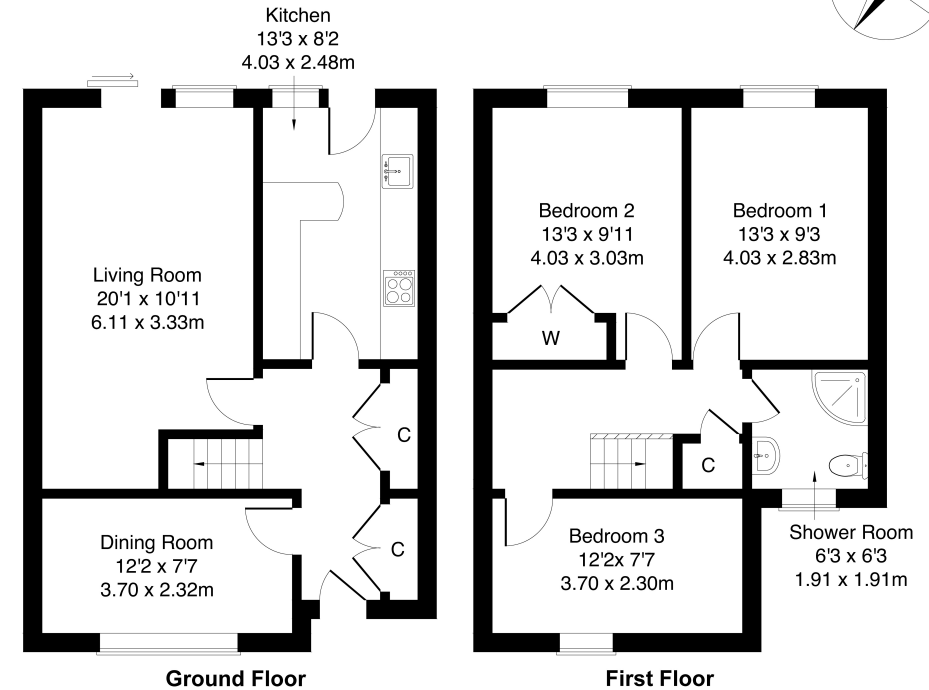
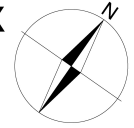
A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall and throughout the ground floor, including two built-in cupboards, providing superb storage provision. Set to the rear, the living room is tastefully finished with contemporary decor, wood effect flooring, a central light fitting and uplights, and a sliding door leading to the garden. A spacious kitchen is also set to the rear, providing further garden access whilst, fitted wall and base units include stone effect worktops, a breakfast bar, a tiled surround, a sink with a drainer; and an integrated oven, gas hob, dishwasher, washing machine and fridge/freezer. Completing the ground floor, the dining room is set to the front, offering the potential for a fourth bedroom if desired, finished with light decor and wood effect flooring.

On the upper floor, bedrooms one and two are set to the rear, similarly well-sized, featuring carpeted flooring and central light fittings, with bedroom two also including a built-in wardrobe, whilst, another well-finished carpeted bedroom is set to the front. Completing the accommodation, the shower room is fitted with a modern suite including a corner cubicle with a rainfall shower and panelled splash walls, wood effect flooring, a ladder-style radiator, and tiled splash walls.



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Approximate Gross Internal Area: (1023 sq ft - 95 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

St. Andrews is a seaside town, on Scotland's east coast, a world-famous home of golf, and known for its medieval streets, historic university and charismatic traditional buildings. With the largest public golf complex in Europe offering seven golf courses, the town also offers a range of outdoor recreation with the Fife Coastal Path, West and East Sands Beach and Craigtoun Country Park, as well as a leisure

centre. St. Andrews has a wide variety of everyday amenities, with several food stores, cafes and restaurants, as well as well-regarded schooling for all levels, with The University of St Andrews ranked number one in the UK. The town has excellent travel facilities, including a railway station, and local bus services, with the A91 and A915 connecting to the north and south.





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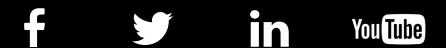
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Estate Agents and Solicitors



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