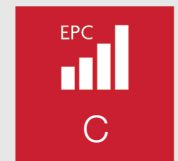




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16 Rires Road,
Leuchars,

St Andrews, KY16 0EE





Summary

Part of a sought-after development in the town of Leuchars, this modern semi-detached house is an impressive family home with beautiful interiors finished to a high standard. It offers close proximity to the countryside and coast; plus, it is just a short 15 minutes' drive from St Andrews, the world-renowned home of golf. Furthermore, the home boasts private parking for two cars and a large rear garden that has a low-maintenance landscaped design, as well as a sunny, southwest-facing aspect - perfect for summer dining.

Extras: all fitted floor and window coverings, light fittings, and integrated appliances (oven, gas hob, fridge, freezer, dishwasher, and washer) to be included in the sale.

Features

- Spacious semi-detached house
- Part of a modern development
- Situated in popular Leuchars
- Attractive interior design
- Inviting hall with a handy WC
- Bright and elegant living room
- Stylish breakfasting kitchen
- Large and versatile conservatory
- Two double bedrooms with storage
- One versatile single bedroom
- Quality 3pc family bathroom
- Front garden/double driveway
- Fully-enclosed landscaped rear garden
- Gas central heating and double glazing



"An elegant living room, a modern breakfasting kitchen, and a lovely conservatory for sociable dinner parties"







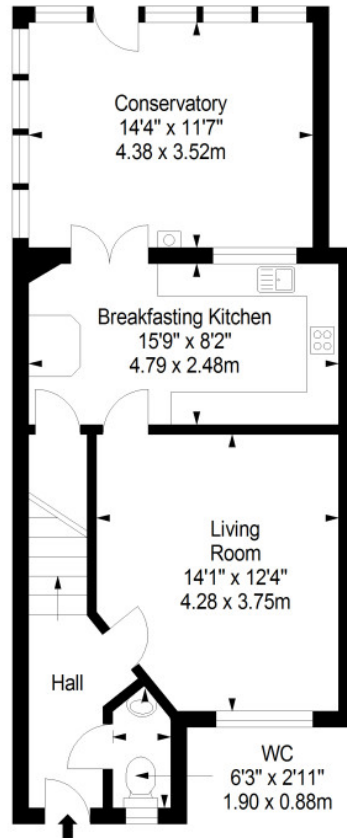


"Three bright and versatile bedrooms, served by a quality family bathroom and a ground-floor WC"

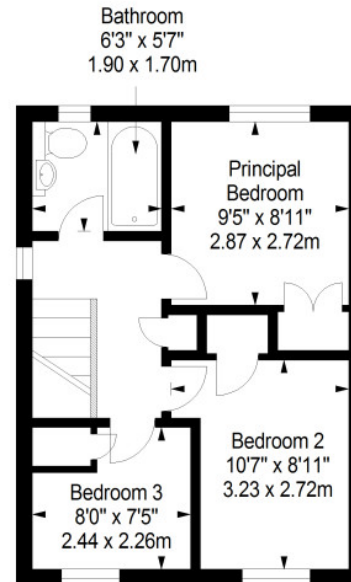


Floorplan

Ground Floor
Approx. 53.1 sq. metres (571.6 sq. feet)



First Floor
Approx. 34.0 sq. metres (366.0 sq. feet)



Total area: approx. 87.1 sq. metres (937.6 sq. feet)



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