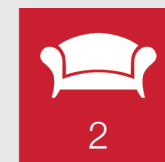




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12 Scooniehill  
Road, St Andrews

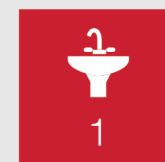
Fife, KY16 8HA



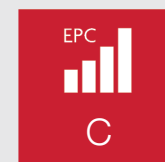
2



3



1



C





## Summary

This three-bedroom semi-detached house boasts a desirable coastal town address, served by bus links and conveniently close to supermarkets and a doctor's surgery. The spacious and versatile home features a sunny living room, options for home working, and a dining room open to a bright kitchen with garden access. The kitchen has an induction hob and space for extra appliances. Outstanding storage includes a box room and a lined attic with two south-facing Velux windows. Outside, the landscaped, easy-upkeep gardens are secure at the rear, while a garage and a three-car driveway ensure ample private parking. Extras: The sale includes all fitted floor and window coverings and light fittings. Appliances and furniture are available by separate negotiation.

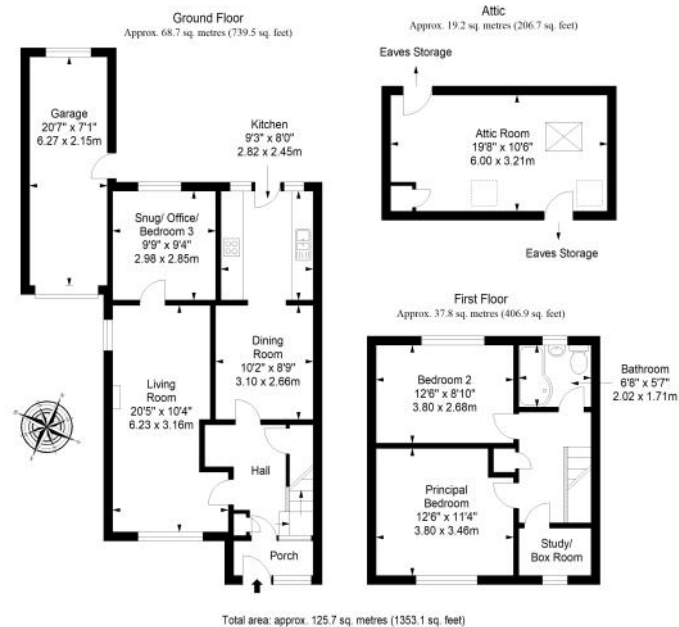
## Features

- Spacious semi-detached house
- Double-glazed porch and hall with storage
- Sun-filled living room with a living-flame fire
- Dining room open to the kitchen
- Bright kitchen with garden access
- Snug/Office/Bedroom 3 off the living room
- Two first-floor double bedrooms
- Naturally-lit box room/study
- Bright bathroom with a shower-over-bath
- Light-filled floored/lined attic
- Easy-upkeep gardens with a garden shed
- Generous private driveway and attached single garage
- Gas central heating (with room thermostats) and double-glazing





# Floorplan



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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



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