



Estate Agents and Solicitors

78 Younger Gardens, St Andrews, Fife, KY16 8AB

Spacious, Three-Bedroom, Mid-Terrace Home with Gardens & Allocated Parking Space

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Property Description

Spacious and tastefully-presented, three-bedroom, mid-terrace house, with gardens and an allocated parking space. Located in an established and quiet residential area in the highly sought-after historic coastal town of St Andrews, Fife.

Comprises an entrance hall, living room, dining/kitchen, three flexible bedrooms, a family bathroom and a ground floor WC.

Highlights include a fitted kitchen and bathroom, contemporary flooring, gas central heating and double glazing. In addition, there is excellent storage including bedroom wardrobes, a floored loft and a walk-in store room for the kitchen.

Externally, the property benefits from low-maintenance landscaping to the front; and an enclosed rear garden with a lawn, paved patio, and two storage sheds.

A welcoming entrance hall affords access to the stairs leading to the upper hall, a convenient ground floor WC, and opens into a spacious front-facing living room, finished in light decor and wood effect flooring. Set off the lounge, the kitchen affords access to the southerly-facing rear garden and offers space for dining. Fitted wall and base units include stone effect worktops, a sink with drainer, a double oven, a gas hob, and a freestanding washing machine. On the upper floor, bedroom one is set to the rear, with light decor, recently new carpeted flooring, and a built-in wardrobe with mirror sliding doors.

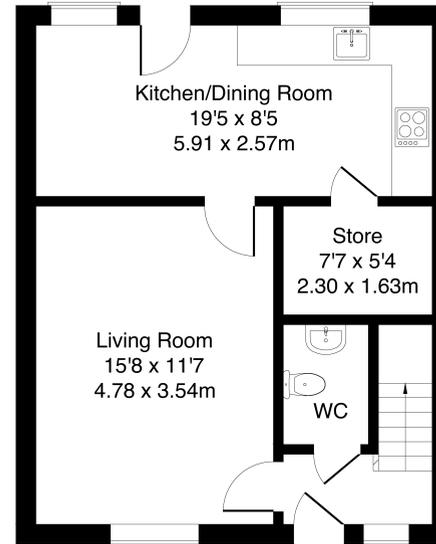
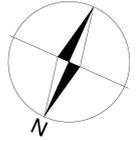
Two further bedrooms are similarly well-finished, also including light decor, recently new carpeted flooring and built-in wardrobes with mirror sliding doors. Completing the accommodation, the bathroom is fitted with a three-piece suite including a shower over the bath and tiled splash walls.

There is also a large floored loft with pull-down ladder access and lighting, ideal for storage.

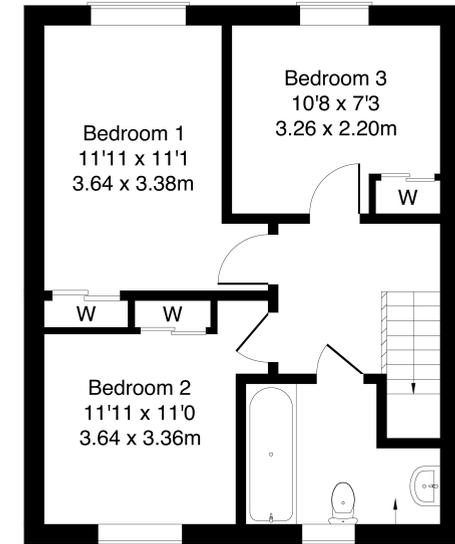


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Approximate Gross Internal Area: (958 sq ft - 89 sq m.)



Ground Floor



First Floor

Bathroom
9'6 x 6'11
2.90 x 2.11m

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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