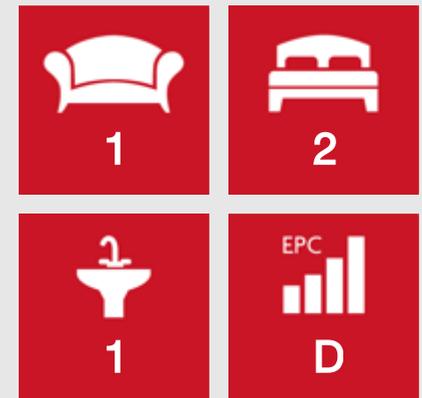




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4 Scooniehill Road, St  
Andrews, Fife KY16 8HA





## Summary

This well-presented two-bedroom semi-detached home offers bright, spacious, and well-balanced accommodation over two levels, making it an excellent choice for first-time buyers, young families, or buy-to-let investors. The accommodation comprises open-plan living and dining room, fitted kitchen, two double bedrooms, study/nursery and family bathroom. Externally, the property enjoys private gardens to both the front and rear. The rear garden features a combination of lawn and patio areas, offering a pleasant outdoor space with scope for landscaping or personalisation. To the front, there is a driveway providing off-street parking.

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## Features

- Semi Detached Villa
- Bright and spacious living/dining room
- Fitted kitchen with garden access
- Two well-proportioned double bedrooms
- Additional study / nursery
- Family bathroom with three-piece suite and shower over bath
- Private rear garden with lawn and patio area
- Front garden and driveway for off-street parking
- GCH, DG and EPC; D
- Popular and well-established residential location

## Room Measurements

Living/Dining Room: 20'6" x 10'6" (6.24m x 3.20m)

Kitchen: 10'5" x 8'8" (3.17m x 2.64m)

Bedroom 1: 12'7" x 11'4" (3.83m x 3.45m)

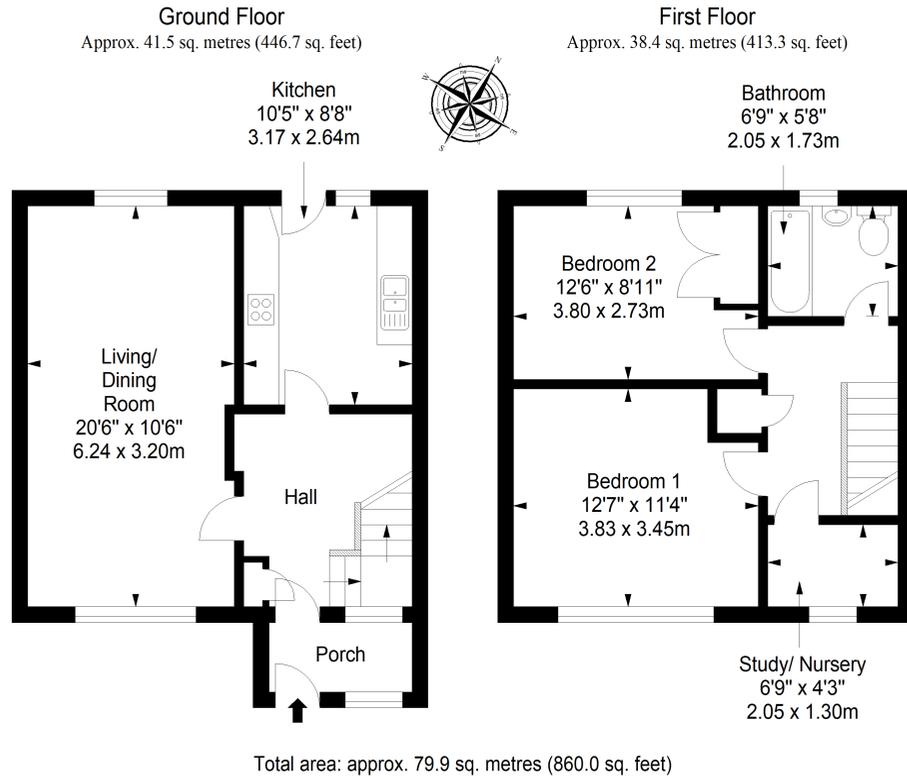
Bedroom 2: 12'6" x 8'11" (3.80m x 2.73m)

Study / nursery: 6'9" x 4'3" (2.05m x 1.30m)

Bathroom: 6'9" x 5'8" (2.05m x 1.73m)



# 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.

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