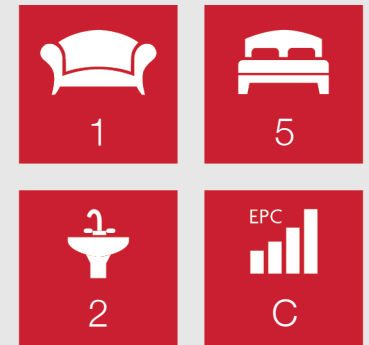




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12 Ruthven Place

St Andrews, Fife, KY16 8SJ





Summary

Offering flexible and spacious accommodation over two floors, including four/five bedrooms, one/two reception rooms, a dining kitchen, and two shower rooms, this detached house in exclusive St Andrews represents an ideal family home. The accommodation can be reconfigured to include more reception rooms or more bedrooms, depending on the new owner's needs, and is accompanied by a large, southerly facing garden, a detached garage, and a private driveway.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. Freestanding appliances and furniture may be considered for sale with the property

Features

- Detached house in St Andrews
- Spacious and versatile accommodation
- Vestibule and hall with storage
- Spacious living room
- Dining kitchen
- Five versatile bedrooms
- Two shower rooms
- Large, southerly facing rear garden
- Detached garage with workshop
- Private multi-car driveway
- Gas central heating and double glazing



This four/five-bedroom, one/two reception room, two-bathroom detached house in St Andrews offers a wonderfully flexible home.





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12 Ruthven Place

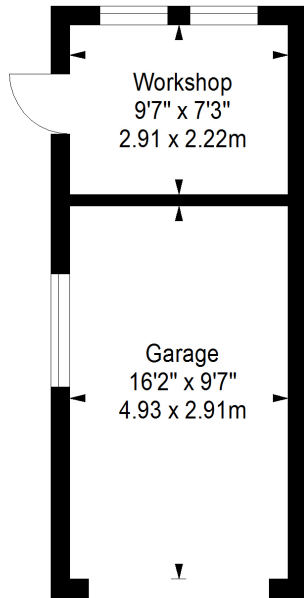


The house enjoys an excellent location close to the town's shops, schools, transport links, and scenic open spaces, including the beach.

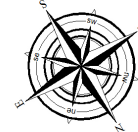
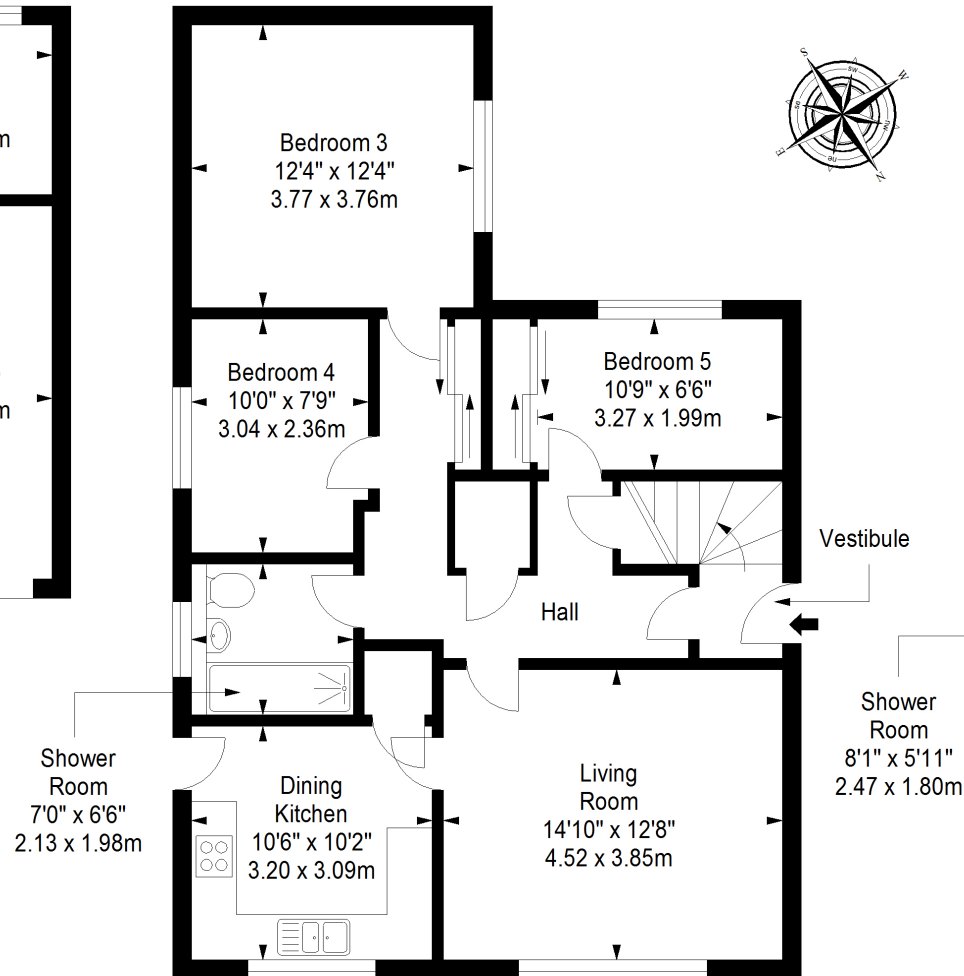


Floorplan

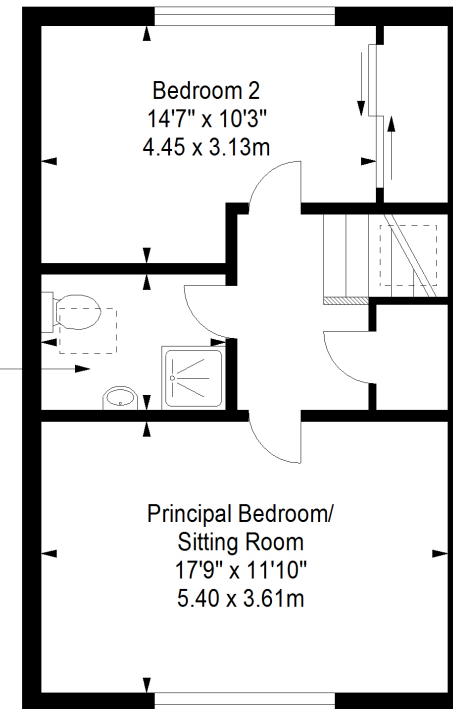
Workshop & Garage
Approx. 21.3 sq. metres (229.3 sq. feet)



Ground Floor
Approx. 81.3 sq. metres (875.1 sq. feet)



First Floor
Approx. 47.7 sq. metres (513.4 sq. feet)



Total area: approx. 150.3 sq. metres (1617.8 sq. feet)



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