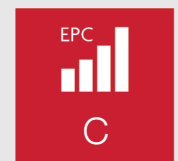
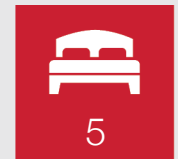
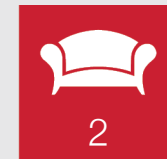




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13 Trinity Place,
St Andrews,

Fife, KY16 8SG





Summary

This spacious five-bedroom detached house is peacefully set on the edge of the Lade Braes Walk in St Andrews. Desirably, it remains within easy reach of all the town has to offer, including the beautiful beaches and world-class golf facilities. Now requiring cosmetic upgrading to unlock its full potential, the sunny home further features two generous dual-aspect reception rooms, a breakfasting kitchen with a utility room, a bathroom, and a WC on the first floor, as well as excellent storage throughout. Outside, the property benefits from ample private parking, including a double garage and drive, plus thriving private wrap-around gardens.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

Features

- Detached house in St Andrews
- Leafy cul-de-sac location
- Entrance porch and hall with storage
- Sunny dual-aspect living/dining room
- Well-appointed breakfasting kitchen with utility room
- Conservatory with garden access
- Spacious main bedroom with wardrobe
- Four additional bedrooms (two with a wardrobe)
- Versatile attic space
- Wet room and first-floor WC
- Established private gardens
- Private drive and double garage parking
- Attached workshop
- Gas central heating and double glazing



“A family home in St Andrews, with five bedrooms, two reception rooms, a kitchen with a utility room, and a bathroom (plus a WC).”







“The five-bedroom property is set within easy reach of shops, supermarkets, schools, parks, transport links and the beach.”

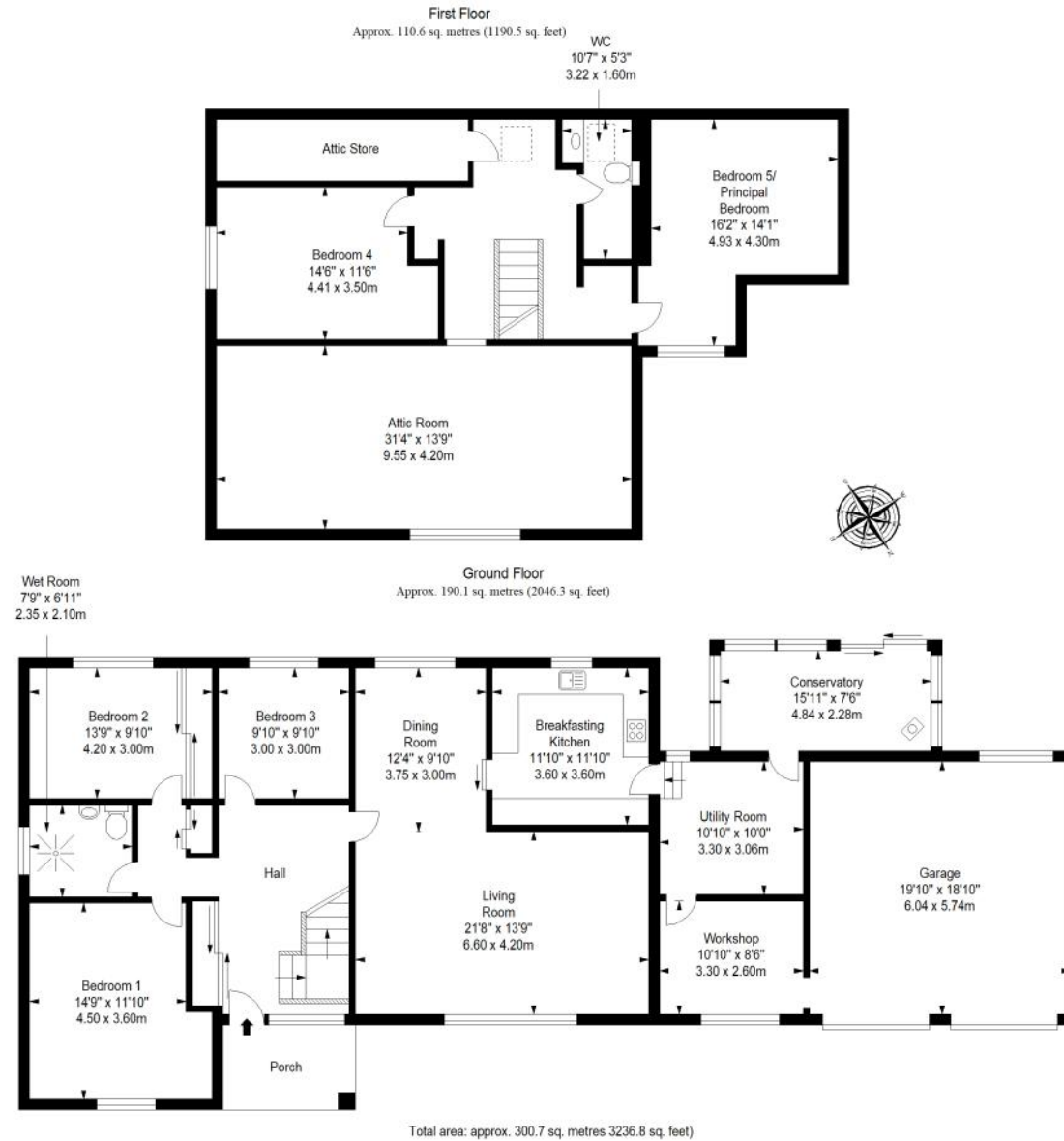


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13 Trinity Place

Floorplan



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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