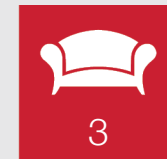




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22 Irvine
Crescent,

St Andrews, KY16 8LG



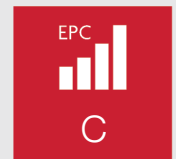
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4



3



C



Summary

This well-presented detached house represents an ideal family home in sought-after St Andrews. It includes four bedrooms, with the principal benefiting from an en-suite shower room, three reception rooms, a kitchen and a dual-aspect breakfast/utility room with an internal store, a family bathroom with vanity storage and a three-piece shower room. Outside, 22 Irvine Crescent boasts private lawned gardens, thriving planting, patio seating, a shed for storage and private garage and driveway parking.

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

Features

- Detached house in St Andrews
- Entrance hall with storage
- Sunny bay windowed living room
- Spacious dining room
- Triple-aspect sun room with garden access
- Modern kitchen with dual-aspect breakfast/utility room/ internal store
- Main bedroom with en-suite and sunny aspect
- Three more bedrooms with wardrobes
- Family bathroom
- Three-piece shower room
- Generous, well-kept gardens with a shed
- Double driveway and single garage parking
- Gas central heating and double glazing
- Solar panels



“A spacious house in sought-after St Andrews with four bedrooms, three reception rooms, a kitchen with a utility/breakfast room, and three bathrooms.”



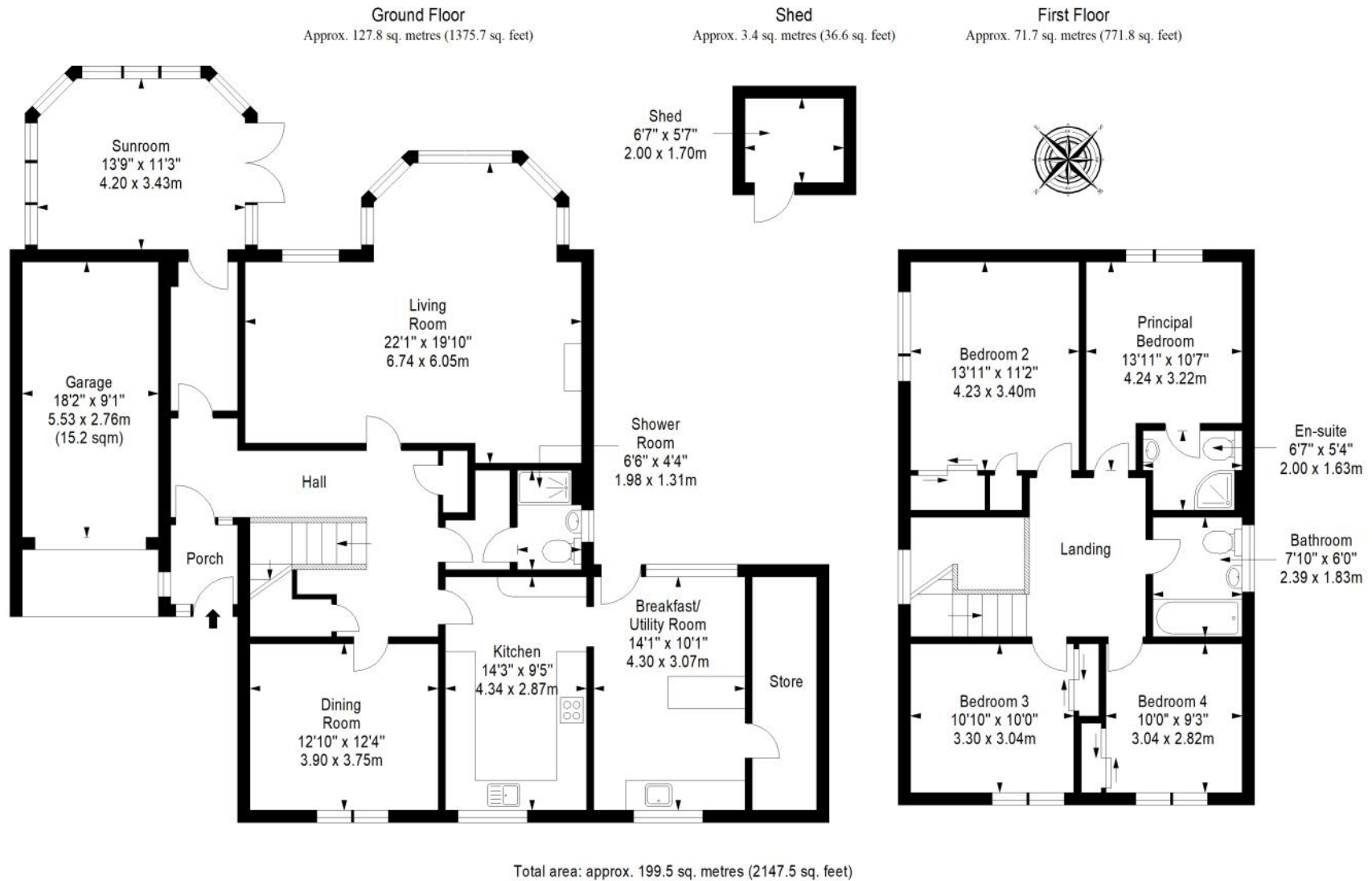




“The property is set within an established development in St Andrews, within easy reach of local amenities, shops, parks, schools, bus links and the beach.”



Floorplan





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