



11 Irvine
Crescent,

St Andrews, Fife, KY16 8LG





Summary

This four-bedroom detached house is a rarely available property that offers generously proportioned rooms and superb versatility. It also features private parking for multiple vehicles and carefully landscaped gardens, including a substantial rear garden with a manicured lawn, mature planting, and a suntrap, south-facing aspect. In addition, the property has a highly sought-after location in St Andrews, enjoying proximity to the open countryside and beautiful coastline. Stunning beaches and the world-famous golf facilities are within easy reach, along with schools, amenities, and transport links.

Extras: all fitted floor and window coverings, light fittings, electric cooker, fridge/freezer, and washing machine to be included.

Features

- Large detached house with light interiors
- Set in the historic town of St Andrews
- Entrance hall and central hall with storage
- Living/sitting room with rear garden access
- Versatile, well-proportioned dining room
- Dual-aspect breakfasting kitchen
- Separate utility room with adjacent WC
- Naturally-lit landing with attic access
- Four double bedrooms with wardrobes
- Three-piece shower room with storage
- Beautiful front and rear gardens
- Generous private driveway
- Large attached garage/workshop
- Gas central heating and double glazing



"A large four-bedroom detached house in St Andrews that is well-presented with lightly decorated interiors"



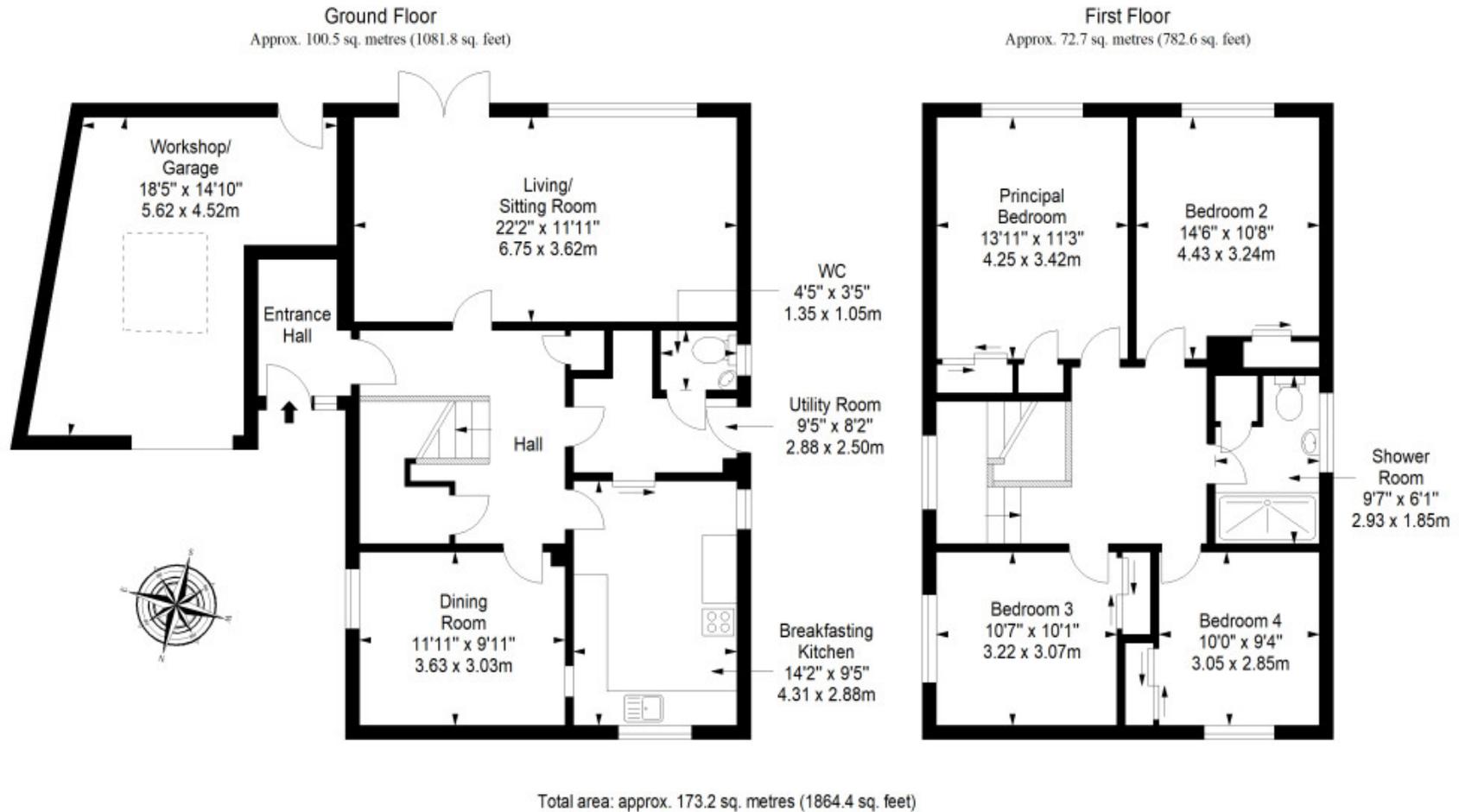




"Offers a sought-after country and coastal lifestyle, as well as lots of space, private parking, and exquisite gardens"



Floorplan





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