







15 Andrew Lang  
Crescent

St Andrews, Fife  
KY16 8YL

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## Summary

This modern detached house presents an attractive family home featuring three bedrooms, a shower room, and good storage. Additionally, there is a spacious south-facing reception room linked to an integrated kitchen, which offers convenient access to a single garage with a utility area. A driveway ensures extra private parking, and the generous gardens, secure at the rear, boast lawns and a seating terrace. The appealing property is set in a quiet, leafy location on the outskirts of coastal St Andrews, with the town centre less than two miles away and easily accessible by car or bus links.

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

## Features

- Leafy coastal town address
- Detached house with modern interiors
- Entrance hall
- Sunny and spacious living /dining room with access to:
- Stylish integrated kitchen with garage access
- Two double bedrooms and one single bedroom, all with storage
- Bright shower room
- Generous gardens, enclosed to the rear
- Private driveway
- Integral single garage with a utility area
- Gas central heating and double glazing



“The modern property sits within generous gardens that are secure at the rear, and there is also excellent private parking.”





Because someone we love  
is in Heaven...  
There's a little bit of  
Heaven in our home.



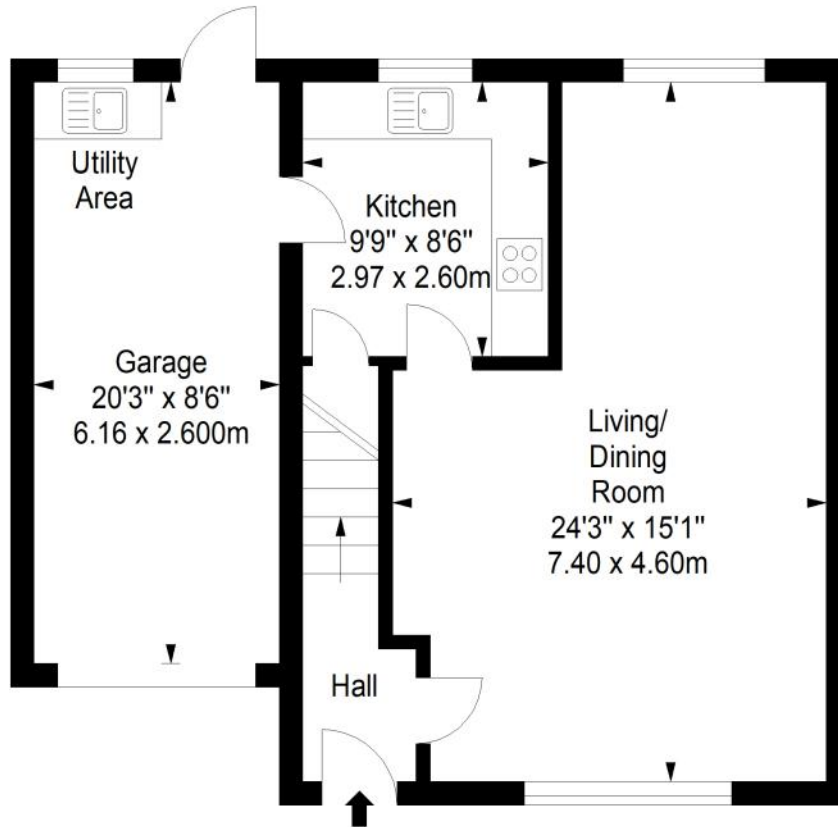


“The ideal family home has a peaceful setting overlooking greenery and a play park, on the fringes of a desirable coastal town.”

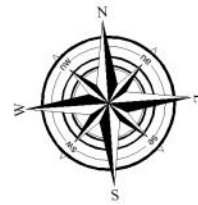


# Floorplan

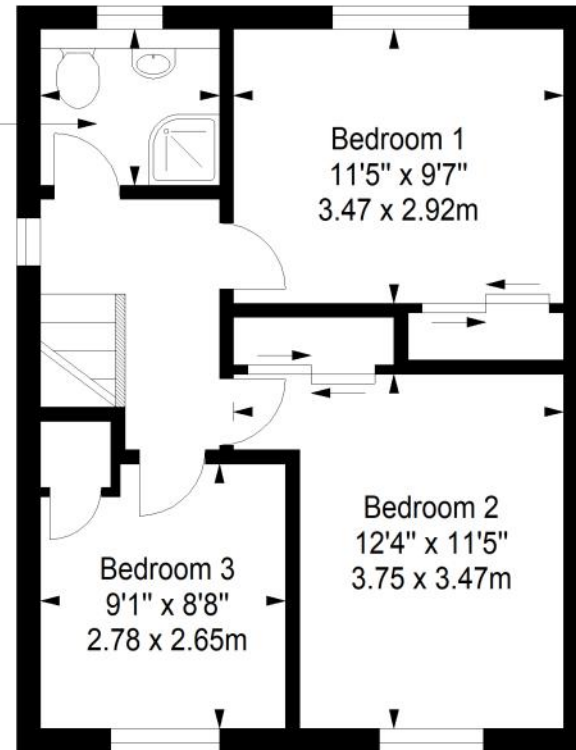
**Ground Floor**  
Approx. 58.6 sq. metres (630.8 sq. feet)



**First Floor**  
Approx. 41.0 sq. metres (441.3 sq. feet)



**Shower Room**  
6'3" x 5'6"  
1.91 x 1.67m



Total area: approx. 99.6 sq. metres (1072.1 sq. feet)



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