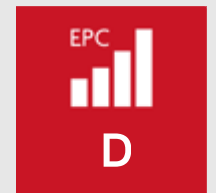
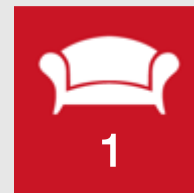




Thorntons 
The right way to move

33 Forrest Street, St Andrews,
Fife KY16 8HR





Summary

This bright and spacious mid-terraced villa offers an excellent opportunity for families, professionals, or investors alike. The home benefits from a practical layout across two floors, featuring generous room sizes and an enclosed rear garden with paved patio. There is also an enclosed paved front garden. The ground floor includes: entrance hall, bright and airy living room with picture window, and a well-sized dining kitchen with direct access to the garden. Upstairs, three bedrooms are served by a modernised wet room. The property also includes a garden store, ideal for bikes or outdoor equipment. Extras; Included in the sale price is the washing machine, fridge/freezer, gas cooker, slim line dishwasher, all curtains and blinds, plus electric fire in the living room. Some items of furniture may be available through separate negotiation.

Features

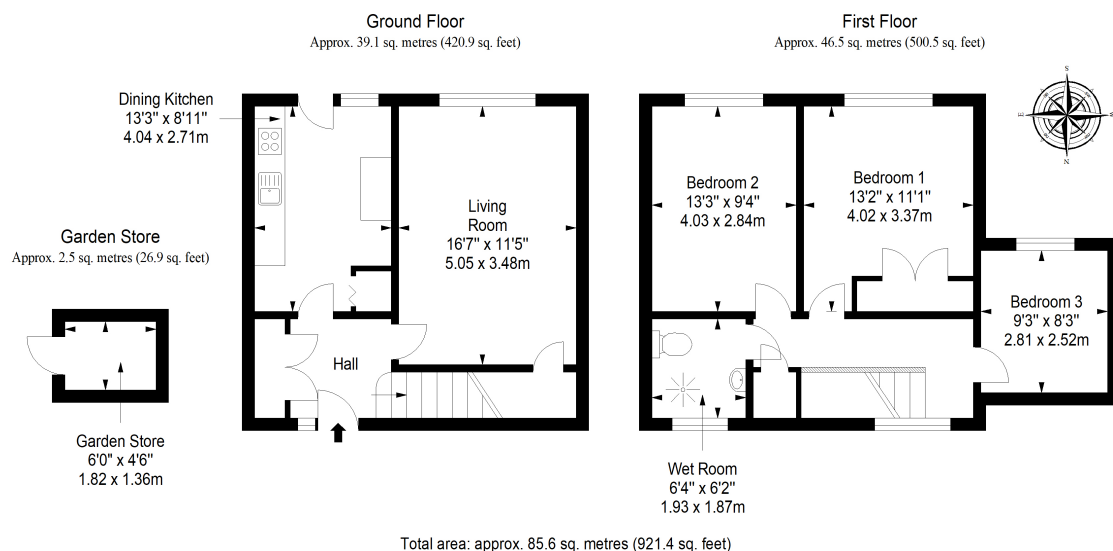
- Well presented terraced Villa
- Quiet cul-de-sac close to local amenities
- Spacious living room with picture window & storage
- Dining kitchen with garden access
- Three well-proportioned bedrooms
- Modern wet room with accessible shower
- Enclosed patio garden to front & rear of property
- Bricked garden shed
- GCH. DG. Unrestricted on street parking
- Ideal for a young family or buy to let investor

Room Measurements

Living Room: 16'7" x 11'5" / 5.05m x 3.48m
 Dining Kitchen: 13'3" x 8'11" / 4.04m x 2.71m
 Bedroom 1: 13'2" x 11'1" / 4.02m x 3.37m
 Bedroom 2: 13'3" x 9'4" / 4.03m x 2.84m
 Bedroom 3: 9'3" x 8'3" / 2.81m x 2.52m
 Wet Room: 6'4" x 6'2" / 1.93m x 1.87m



Floorplan



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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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