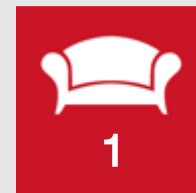


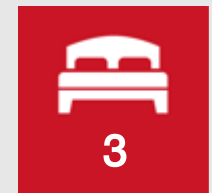


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The right way to move

61 Younger Gardens, St
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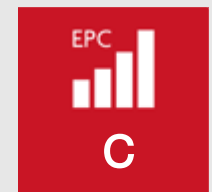
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3



1



C



Summary

Well-presented end-terraced villa, built circa 2002, set within a popular residential area of St Andrews, which offers bright and spacious accommodation over two levels and comprises; welcoming entrance hall, generously proportioned living room, dining kitchen, WC, three bedrooms and a family bathroom fitted with a three-piece suite and shower over bath. The property benefits from private front and rear gardens, it's own parking space and will appeal to first-time buyers, young families and investors alike.

Features

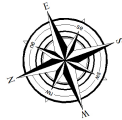
- End-terraced villa (built circa 2002)
- Bright and spacious accommodation over two levels
- Generous living room with feature fireplace
- Dining kitchen with direct garden access
- Three Bedrooms
- Ground floor WC; Family Bathroom
- GCH; DG; EPC - C
- Private front & enclosed rear gardens; Parking space
- Sought-after residential location in St Andrews
- Ideal for first-time buyers, families or investors

Room Measurements

Living Room: 3.97m x 3.71m (13'0" x 12'2")
Dining Kitchen: 4.82m x 2.82m (15'10" x 9'3")
WC: 1.92m x 1.16m (6'4" x 3'10")
Principal Bedroom: 3.30m x 2.79m (10'10" x 9'2")
Bedroom 2: 4.10m x 2.59m (13'5" x 8'6")
Bedroom 3: 2.53m x 2.47m (8'4" x 8'1")
Bathroom: 2.07m x 1.98m (6'9" x 6'6")

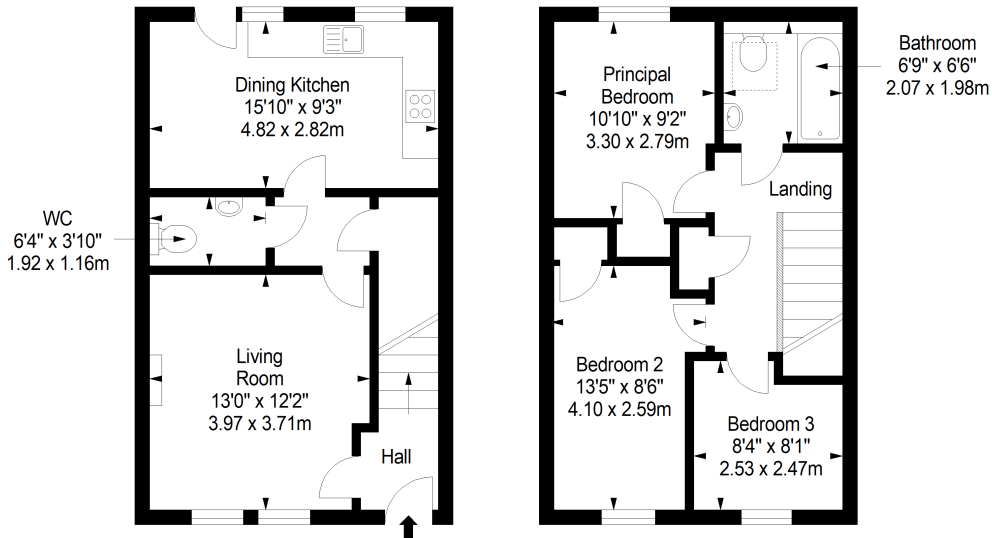


Floorplan



Ground Floor
Approx. 39.8 sq. metres (428.4 sq. feet)

First Floor
Approx. 39.8 sq. metres (428.4 sq. feet)



Total area: approx. 79.6 sq. metres (856.8 sq. feet)

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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.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



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