



8 James Robb Avenue, St Andrews, Fife, KY16 8HY

Tastefully Presented, Three-Bedroom, End-Terrace Home with Private Gardens

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Property Description

Tastefully presented, south-facing, three-bedroom, end-terrace home with private gardens. Set 'off-street' adjacent open parklands, in a quiet residential area of St Andrews, Fife.

Comprises an entrance hall, living room, dining/kitchen, three flexible bedrooms, and a family bathroom.

Highlights include a modern fitted kitchen with appliances, a stylish bathroom suite, gas central heating and double glazing. In addition, there is contemporary flooring, fitted window blinds, and excellent storage including a loft.

Externally, the property benefits from low-maintenance gardens to both aspects; with an enclosed rear garden featuring a brick-built store shed, and a generous wooden store shed.

The development has ample residential parking and is superbly located for a choice of major supermarkets.

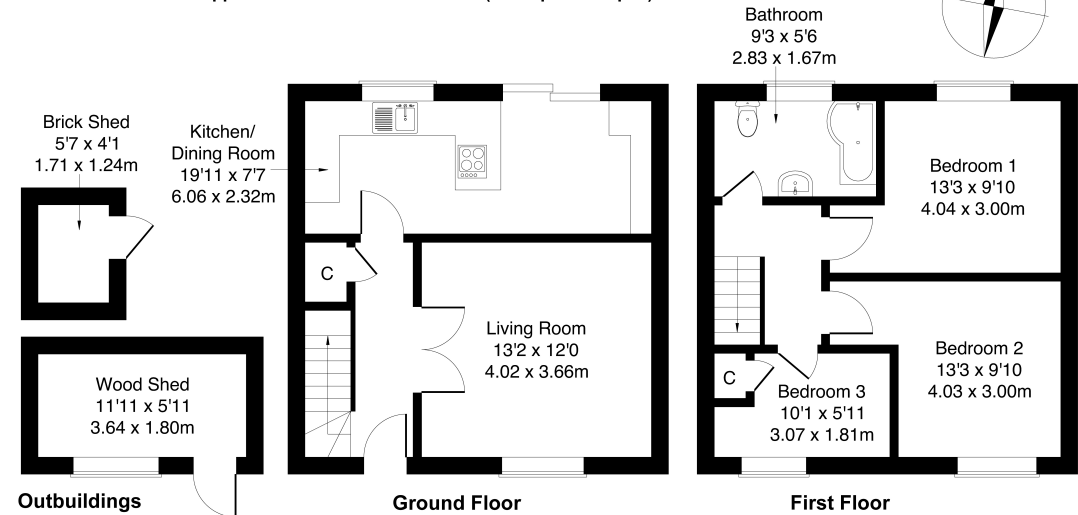
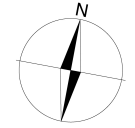
A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall, and throughout the ground floor, including a convenient storage cupboard. Wide double doors lead to a bright front-facing living room, with a full-height window enjoying a southerly-facing aspect allowing plentiful natural light, a fireplace with a wooden surround, and wood effect flooring continuing into the hall and the kitchen/dining. Set to the rear, the good-sized kitchen has ample space for a dining area and sliding patio doors leading to the garden. Fitted units include stone effect worktops, a tiled surround, a sink with a drainer; with a range of appliances including an oven, a gas hob with an extractor hood above, and a freestanding washing machine and dishwasher.

On the upper floor, bedroom one is set to the rear, offering a spacious room size for freestanding furnishing and features modern wood effect flooring; whilst two further bedrooms are set to the front, both with wood effect flooring, with bedroom three also featuring a built-in storage cupboard. Completing the accommodation, the bathroom is fitted with a modern three-piece suite including a rainfall shower over the bath, panelled splash walls, and a ladder-style radiator.



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Approximate Gross Internal Area: (904 sq ft - 84 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





St. Andrews is a seaside town, on Scotland's east coast, a world-famous home of golf, and known for its medieval streets, historic university and charismatic traditional buildings. With the largest public golf complex in Europe offering seven golf courses, the town also offers a range of outdoor recreation with the Fife Coastal Path, West and East Sands Beach and Craigtoun Country Park, as

well as a leisure centre. St. Andrews has a wide variety of everyday amenities with several food stores, cafes and restaurants, as well as well-regarded schooling for all levels, with The University of St Andrews ranked number one in the UK. The town has excellent travel facilities including a railway station, and local bus services, with the A91 and A915 connecting to the north and south.





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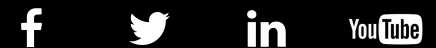
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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