



37 Learmonth Place,

St Andrews, Fife, KY16 8XF



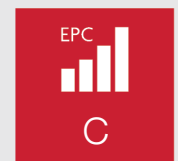
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Summary

Welcome to a spacious three-bedroom semi-detached house which forms part of a peaceful residential development, boasting convenient proximity to St Andrews' town centre and all its amenities and attractions. The home also features two reception rooms and two bathrooms, and is well-presented with crisp, neutral décor. It offers ample space and practicality, featuring a private carport and driveway parking, as well as private gardens. This spacious home is sure to appeal to a wide range of buyers.

Extras: All fitted floor and window coverings, as well as light fittings, are included in the sale. Additionally, white goods and some items of furniture are available through separate negotiation.

Features

- Semi-detached house with an HMO in place
- Established residential neighbourhood in St Andrews
- Entrance vestibule and hall with stairwell
- Generous living room
- Sunny dining room
- Southwest-facing breakfasting kitchen
- Landing with storage
- Sunny main bedroom with wardrobe and en-suite bathroom
- Two double bedrooms (one with wardrobe)
- Modern bathroom with overhead shower
- Private gardens to the front and rear
- Carport and driveway parking
- Gas central heating and double glazing



“A spacious three-bedroom, two-bathroom semi-detached house in St Andrews with an existing HMO licence for up to three people.”







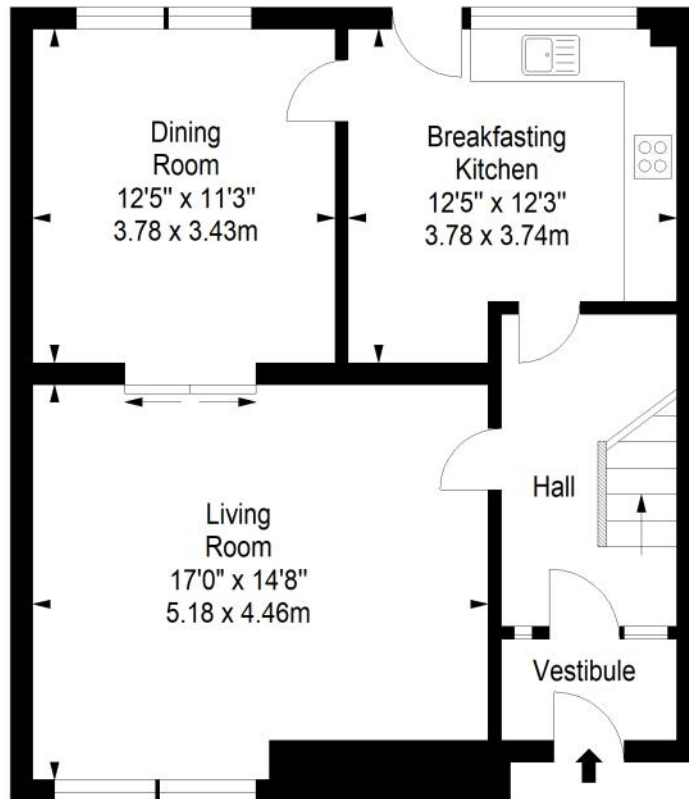
“The property is set with easy reach of the town centre and excellent local amenities, shops and scenic outdoor spaces, including the beach and botanical garden.”



Floorplan

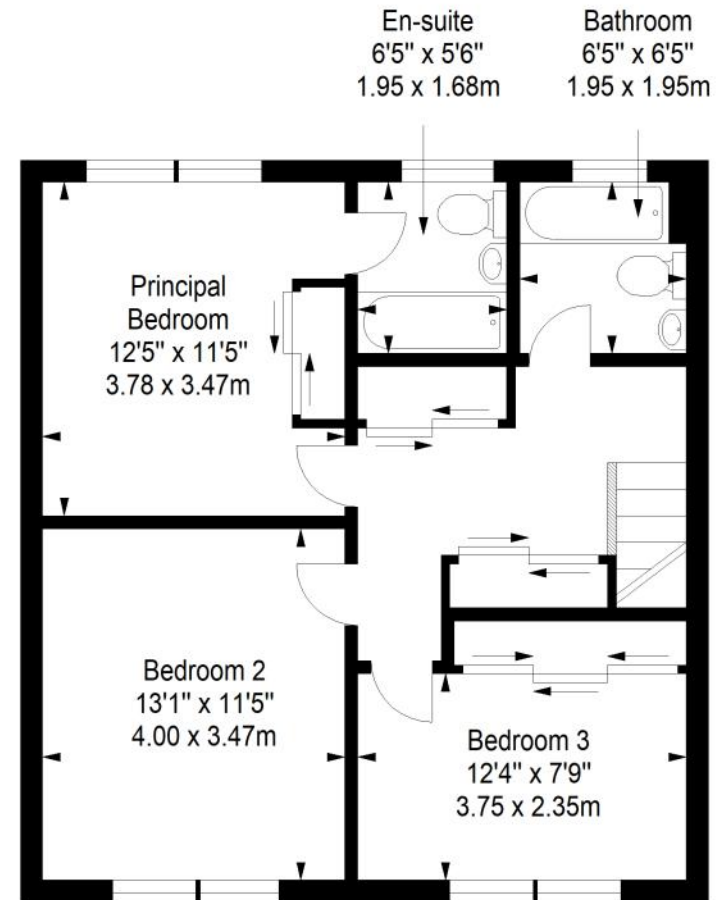
Ground Floor

Approx. 60.7 sq. metres (653.4 sq. feet)



First Floor

Approx. 58.3 sq. metres (627.6 sq. feet)



Total area: approx. 119.0 sq. metres (1281.0 sq. feet)



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