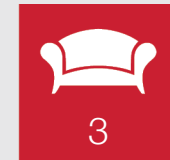




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71 Roundhill Road

St Andrews, Fife, KY16 8HE





## Summary

Situated within an established residential area of St Andrews, this three-bedroom end-terrace house offers spacious living areas and is presented with attractive, modern interiors. Sure to appeal to families and those looking for a quiet home, yet still within easy reach of excellent amenities, the home lies within walking distance of the town centre, schools, the university, world-class golfing facilities, transport links, and the beach.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

## Features

- End-terrace house in St Andrews
- Well-presented, modern interiors
- Welcoming entrance hall
- Spacious open-plan living room, dining room, and garden room
- Bright kitchen and rear vestibule with storage and garden access
- Three well-proportioned double bedrooms
- Stylish, contemporary bathroom with shower-over-bath
- Generous rear garden
- Low-maintenance front garden
- Detached single garage
- Private multi-car driveway
- Gas central heating system
- Double-glazed windows




"This three-bedroom end-terrace house is presented with attractive, modern interiors."







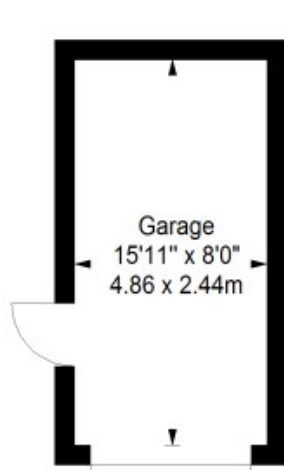


"The home is accompanied by good-sized front and rear gardens and excellent private parking."

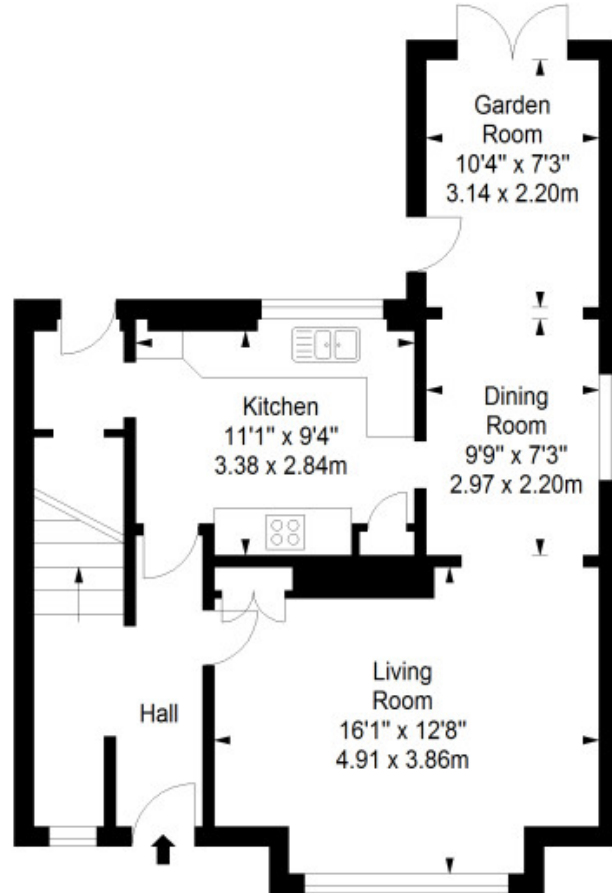


# Floorplan

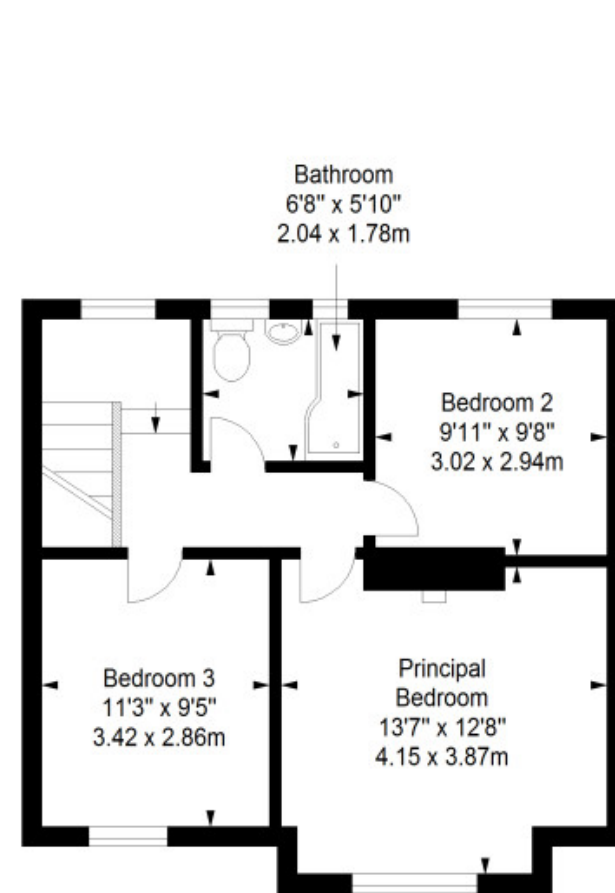
**Garage**  
Approx. 11.9 sq. metres (128.1 sq. feet)



**Ground Floor**  
Approx. 55.5 sq. metres (597.4 sq. feet)



**First Floor**  
Approx. 48.2 sq. metres (518.8 sq. feet)



Total area: approx. 115.6 sq. metres (1244.3 sq. feet)



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