



SOLE AGENT

Les Oiseaux Lodge

La Villiaze | St Andrew | GY6 8YF

This semi-detached family home is set back from the main road in a quiet area of St Andrews and boasts wonderful features throughout, including flagstone floors and crafted arch doorways. The property is in move-in condition and offers an abundance of space, but would benefit from some minor upgrading in certain areas. Accommodation comprises lounge, sunroom, open plan kitchen/diner/family room with a beautiful feature window, conservatory, three bedrooms, a fourth bedroom/snug, study, family bathroom with sauna, shower room/en-suite, WC and a utility room. The enclosed rear garden is in need of landscaping but offers huge potential, the front garden is predominantly laid to patio with raised borders. This area is ideal for al fresco dining and is accessed through bi-folding doors from the stunning oak framed family room. A gravel driveway provides parking for five vehicles.

£895,000

ESTATE AGENTS & PROPERTY MANAGERS

4 BEDROOMS

2 BATHROOMS

3 RECEPTIONS

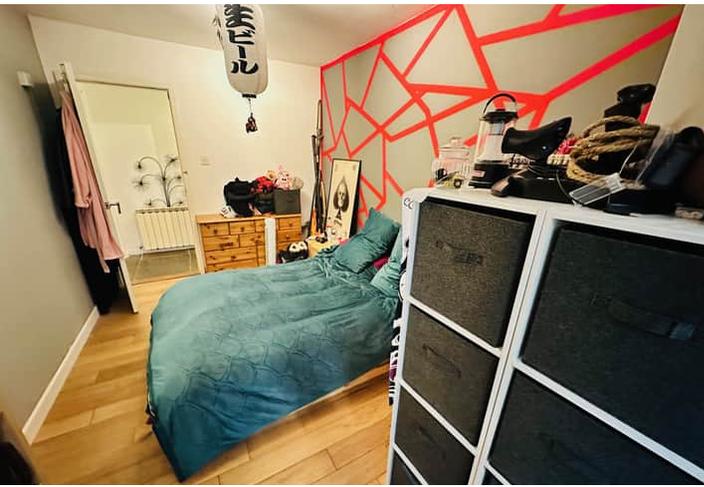
Shields
& Rutland

OPENING DOORS SINCE 1993

PHOTOS



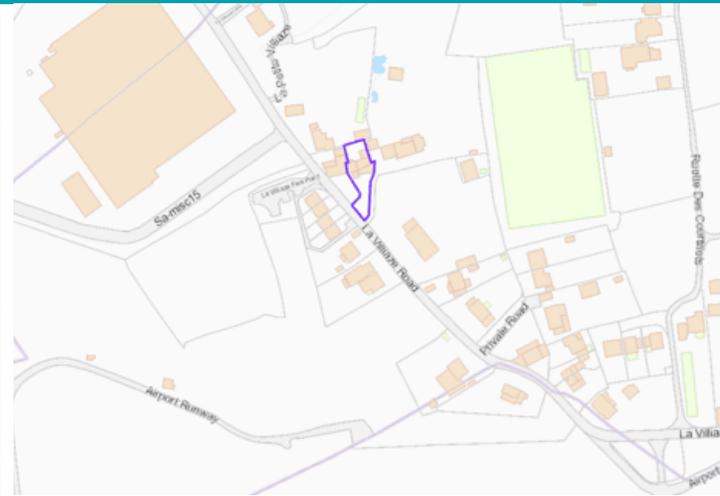
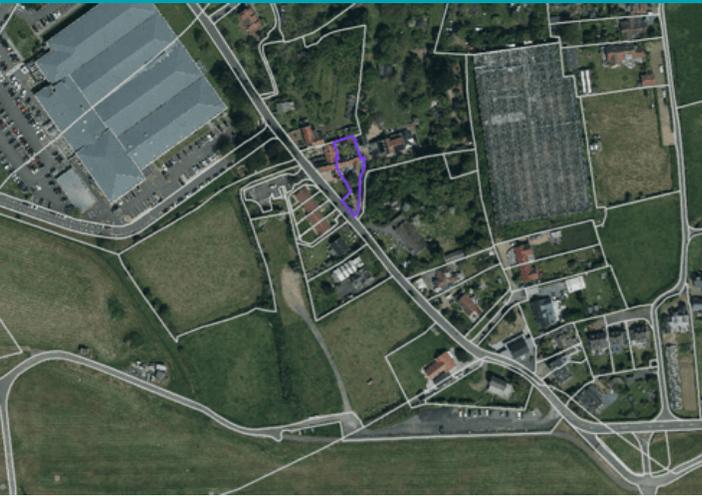
PHOTOS



PHOTOS



SPECIFICATIONS



Porch

2.44m x 2.67m (8' 0" x 8' 9")

Entrance Hall

4.61m x 2.29m (15' 1" x 7' 6")

kitchen Diner

6.86m x 4.80m (22' 6" x 15' 9")

Home Office

3.44m x 3m (11' 3" x 9' 10")

Rear Hall

5.03m x 1.03m (16' 6" x 3' 5")

Utility Room

1.55m x 1.03m (5' 1" x 3' 5")

WC

1.63m x 1.1m (5' 4" x 3' 7")

Bathroom (with sauna)

3.50m x 2.52m (11' 6" x 8' 3")

Bedroom 4

3.51m x 2.58m (11' 6" x 8' 6")

Sun Room

4.05m x 3.23m (13' 3" x 10' 7")

Lounge

6.10m x 3.75m (20' 0" x 12' 4")

Sun Room 2

4.87m x 3.24m (16' 0" x 10' 8")

First Floor Landing

3.3m x 1.81m (10' 10" x 5' 11")

Master Bedroom

4.56m x 3.40m (15' 0" x 11' 2")

Shower room

2.24m x 2.74m (7' 4" x 9' 0")

Bedroom 2

3.4m x 2.6m (11' 2" x 8' 6")

Bedroom 3

3.55m x 2.67m (11' 8" x 8' 9")

Garden

The enclosed rear garden is in need of landscaping but offers huge potential, the front garden is predominantly laid to patio with raised borders. This area is ideal for al fresco dining and entertaining as it is accessed through bi-folding doors from the stunning oak framed family room.

Parking

A gravel driveway provides parking for five vehicles.

PRICE INCLUDES

Curtains, carpets and light fittings.

SPECIAL FEATURES

- Flagstone flooring
- Crafted arch doorways
- Beautiful features
- Versatile accommodation
- Excellent parking
- Quiet location

SERVICES

Main drain, water and electricity. Gas fired central heating. uPVC double glazing.

APPLIANCES INCLUDED

- Hotpoint washing machine
- American style fridge freezer
- Beko double oven
- Integrated Kuperbusch microwave
- kuperbusch five ring induction hob

SCHOOL CATCHMENT

La Hougette Primary school

Les Beaucamps High School

GROUND FLOOR



1ST FLOOR



LES OISEAUX LODGE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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