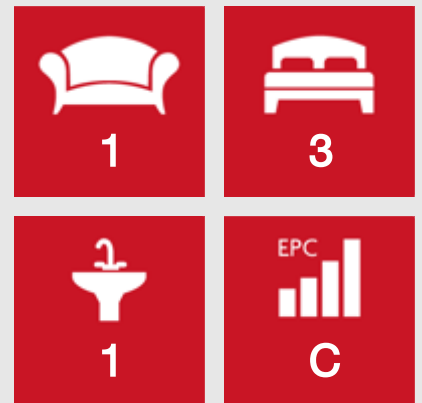




Thorntons
The right way to move

13 Churchill Crescent, St
Andrews, Fife KY16 8EF





Summary

This well-presented 3-bedroom semi-detached home offers spacious accommodation across two floors, featuring a large bay-fronted living/dining room, a modern kitchen providing generous unit space for storage, a family bathroom, and three double bedrooms. The property is completed by gas central heating, double glazing and offers ample storage. With private front and rear gardens, and a detached garage. The property sits in a quiet residential crescent within easy reach of local schools, shops, and transport links.

Features

- Semi detached house set on a generous plot
- Spacious bay-windowed living/dining room
- Contemporary kitchen
- Three well-sized double bedrooms across both floors
- Family bathroom with shower over the bath
- Attractive, enclosed front and rear gardens
- Detached wooden garage
- Ample storage
- Gas central heating and double glazing. EPC: C
- Convenient to town centre, schools, and bus routes

Room Measurements

Living / Dining Room 17'1" x 13'9" (5.21m x 4.18m)

Kitchen 11'9" x 9'11" (3.59m x 3.03m)

Bedroom 3 11'7" x 9'10" (3.53m x 3.00m)

Principal Bedroom 13'11" x 11'9" (4.25m x 3.58m)

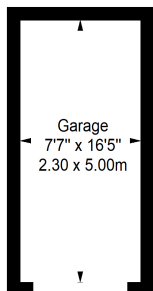
Bedroom 2 11'7" x 11'3" (3.52m x 3.42m)

Bathroom 9'2" x 7'6" (2.80m x 2.28m)

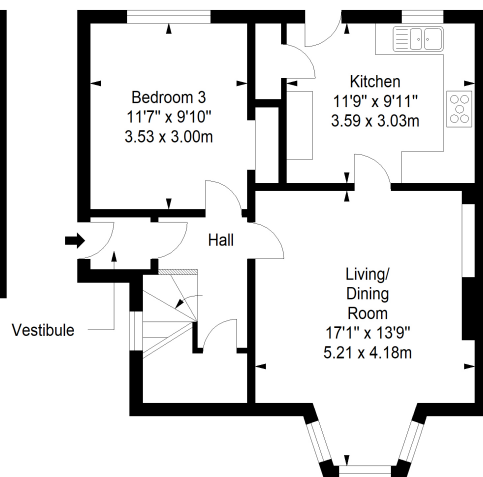


Floorplan

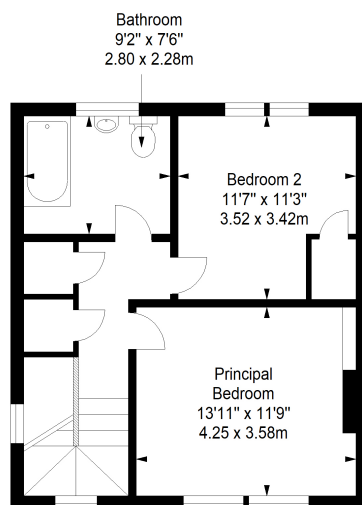
Garage
Approx. 11.5 sq. metres (123.8 sq. feet)



Ground Floor
Approx. 52.7 sq. metres (567.3 sq. feet)



First Floor
Approx. 46.0 sq. metres (495.1 sq. feet)



Total area: approx. 98.7 sq. metres (1062.4 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.

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