





Most attractive semi detached one bedroom bungalow situated within a popular residential area, close to a bus route and within walking distance of the town centre.

The property is also within easy walking distance of supermarkets and the St Andrews Community Hospital and doctors' surgeries.

The property has been well maintained but would benefit from some modernisation. The bright accommodation comprises covered entrance porch, entrance hall with a large walk-in storage cupboard and a further storage cupboard, sitting room with large picture window to front, modern fitted kitchen with door to garden, double bedroom and extended shower room. Subject to reconfiguration and planning, the property has the potential to be converted to a two bedroom property. The property is double glazed and has gas central heating.

To the front of the property there is a low maintenance garden mainly laid to stone chips interspersed with attractive trees and shrubs. The private enclosed rear garden is laid to paving slabs and stone chips with a brick built garden shed and recently installed timber gate.

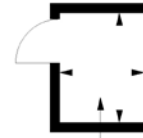
EPC Rating - D.







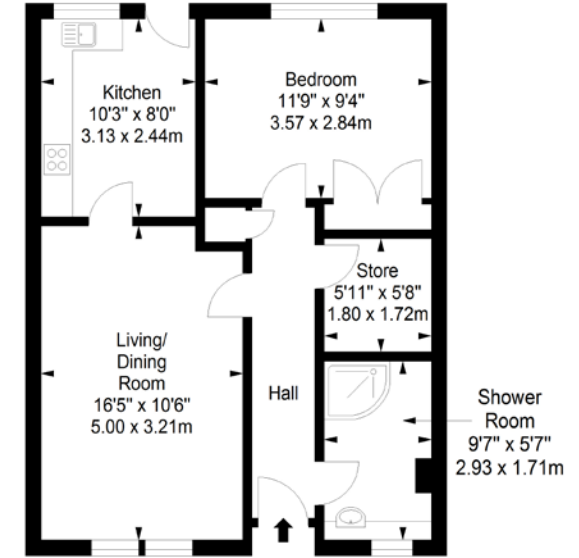
Garden Store
Approx. 2.3 sq. metres (24.7 sq. feet)



Garden Store
5'9" x 4'4"
1.76 x 1.33m



Ground Floor
Approx. 51.0 sq. metres (549.0 sq. feet)



Total area: approx. 53.3 sq. metres (573.7 sq. feet)

St Andrews

The historic town of St Andrews is without doubt one of the most popular locations in Britain. St Andrews is home to the Royal and Ancient Golf Club and the famous Old Course. Its amenities include Scotland's oldest university, founded in 1413, beautiful award winning beaches, historic buildings, including the ruins of the cathedral, castle and St Rule's Tower and a wide variety of specialist shops and restaurants.

Renowned worldwide as "the home of golf", the residents of the town are eligible for reduced green fees over the seven St Andrews Links courses. There are many other golf courses in the area, including The Dukes, Kingsbarns and the Fairmont St Andrews complex.

St Andrews is well placed for commuting to most of the surrounding towns such as Dundee, Perth, Kirkcaldy, Glenrothes and Cupar. The railway station at nearby Leuchars is on the main Aberdeen to London line and provides a fast link to both Dundee and Edinburgh.