

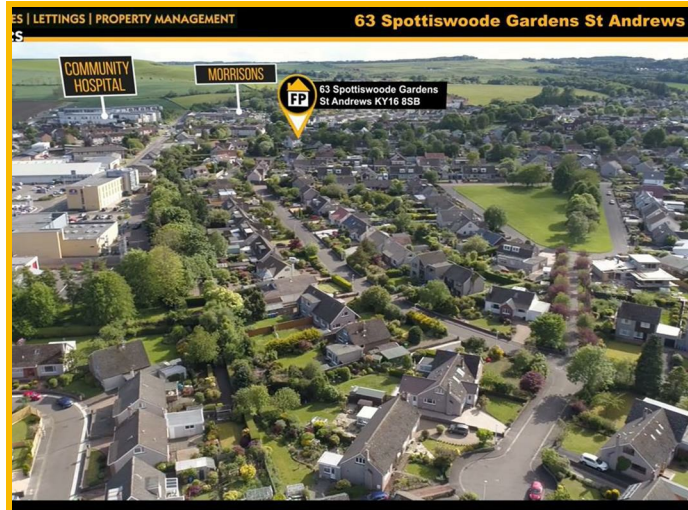


Fife Properties
EPI
FOR SALE
01334 65 42 21

63 Spottiswoode Gardens, St. Andrews, KY16 8SB
Offers Over £595,000

 **Fife
Properties**

Beautiful 4 Bedroom 3 Reception Detached Villa on a SUBSTANTIAL PLOT with Stunning Gardens and Off Street Parking, in a CUL-DE-SAC located in the UNIVERSITY TOWN of St Andrews, with world renowned Golf Courses and Golden Sandy Beaches. Located within easy reach of all local amenities including Primary/Secondary Schools, shops, cafes/restaurants and health/leisure facilities. Accommodation: Hall, home office, living room, dining room, conservatory, breakfasting kitchen, utility room, 4 double bedrooms, shower room and a bathroom. DG. GCH. Gardens. Driveway. PERSONAL PROPERTY TOUR available online.



LOCATION

One of Europe's finest towns St Andrews is a place of history, culture, learning, a wonderful coastal resort and the world's home of golf. Blessed with a plethora of shops and restaurants which are unrivalled anywhere in Scotland in terms of consistent high quality it is the perfect lifestyle choice. Home to the University of St Andrews which is ranked top in Scotland, the Royal and Ancient Golf Club which oversees most of the rules of golf worldwide and many golf courses including "The Open Championship" golf course which is ranked among the finest in the world it is truly a place that will take your breath away. Finally, the beautiful sandy beaches as seen in the film "Chariots of Fire" and the Fife Coastal Path make this the ideal destination of many film stars, celebrities and politicians.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via a UPVC door with an opaque double-glazed inlet leading into the spacious entrance hall with a double-glazed window to the front. Fitted furniture provides shelving/storage space. Laminate flooring. Doorways to the home office and inner hall.

HOME OFFICE

16'7" x 8'2" (5.06m x 2.51m)

Spacious home office with double-glazed windows to the side and rear overlooking the garden. Coving. Laminate flooring. Double-glazed patio door provides access to the rear garden.

INNER HALL

Carpeted stairway with a double-glazed window and a timber balustrade leads to the upper landing. Under stair cupboard and an additional walk-in cupboard provide ample storage space. Radiator. Carpeted.

LIVING ROOM

22'0" x 11'10" (6.72m x 3.61m)

Bright living room with double-glazed windows to the front and side. Feature brick fireplace with a tiled hearth and display/storage space. Coving. 2 radiators. Carpeted.

BREAKFASTING KITCHEN

14'4" x 10'0" (4.38m x 3.06m)

Good-sized breakfasting kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Peninsula unit provides a social dining space with additional storage space below. Ample space for several freestanding appliances. Radiator. Vinyl flooring. Doorway to the utility room.

UTILITY ROOM

8'11" x 7'9" (2.72m x 2.37m)

Convenient utility room comprising: Wall mounted, floor standing units with contrasting worktops and a stainless steel sink. Ample space for freestanding appliances. Wall mounted gas central heating condensing conventional boiler. Double-glazed window to the side. Vinyl flooring. UPVC door with opaque double-glazed inlet leads to the rear garden.

DINING ROOM

11'6" x 11'2" (3.53m x 3.42m)

Good-sized dining room with glazed timber doors leading to the conservatory. Radiator. Carpeted.

CONSERVATORY

13'5" x 11'6" (4.09m x 3.52m)

Bright conservatory with wrap around double-glazed windows overlooking the garden. Laminate flooring. Double-glazed patio doors provide access to the patio.

SHOWER ROOM

10'0" x 7'10" (3.07m x 2.40m)

3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with sliding doors and a thermostatic control shower. Opaque double-glazed window to the side. Partially tiled. Radiator. Tiled flooring.

UPPER LANDING

Hatch provides access to roof space. Cupboard houses the hot water tank with additional storage space. Carpeted.

BEDROOM 1

16'7" x 8'6" (5.07m x 2.60m)

Spacious double bedroom with a double-glazed window to the side. Radiator. Carpeted.

BEDROOM 2

13'3" x 12'7" (4.04m x 3.86m)

Additional double bedroom with a double-glazed window to the front. Radiator. Carpeted.

BEDROOM 3

11'3" x 10'7" (3.44m x 3.24m)

Further double bedroom with a double-glazed window to the rear. Radiator. Carpeted.

BEDROOM 4

14'11" x 11'3" (4.56m x 3.44m)

Double bedroom with a double-glazed window to the rear. Cupboard provides shelving/hanging/storage space. Radiator. Carpeted.

BATHROOM

6'8" x 6'5" (2.05m x 1.98m)

3-piece suite comprising: W.C, wash hand basin and a bath with pivot screen and an electric shower unit above. Opaque double-glazed window to the side. Partially tiled. Radiator. Tiled flooring.

ROOF SPACE

35'2" x 11'0" (10.72m x 3.36m)

Fully floored, spacious roof space with potential to develop. Provision for light.

GARDEN

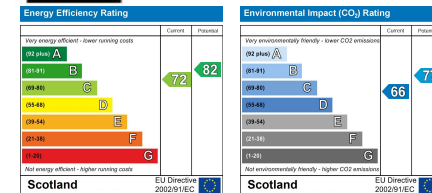
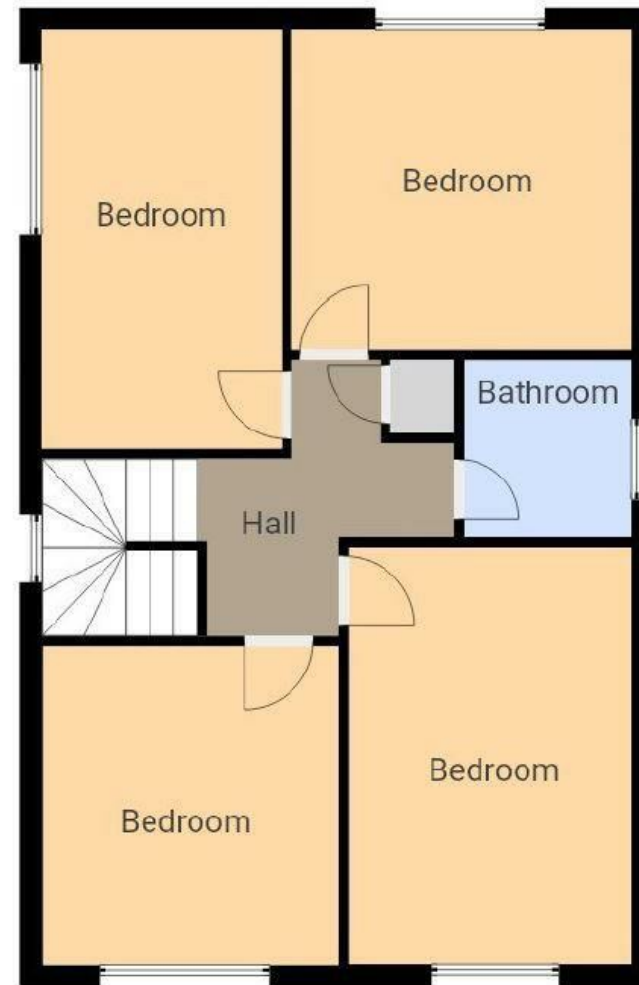
To the front of the property is a laid to lawn garden with borders containing established plant and shrubs. A concrete driveway to the side provides ample off street parking for several vehicles. A timber gate to the side provides access to the rear garden. The landscaped rear garden is enclosed by a timber fence surround with a timber gate leading to the public play park at the rear. The garden is mainly laid to lawn with several borders containing mature plants, shrubs, trees and an array of spring bulbs waiting to bloom next year. A paved area provides an ideal spot for garden furniture to relax and enjoy time in the sun entertaining family and friends. A greenhouse provides any keen gardener space to pot-up plants and grow their own home produce. 2 timber sheds provide outdoor storage space.

AGENTS NOTES

Please note that all room sizes are measured approximate to widest points.







Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.