



**64 Warwick Close, Leuchars, St. Andrews, Fife, KY16 0HP**  
**Offers Over £170,000**

 **Fife  
Properties**

SPACIOUS 3 Bedroom Mid-Terrace Villa in MOVE IN CONDITION with Open Plan Living Spaces, Enclosed Garden and a GARAGE. Located approx. 6 miles from the University Town of St Andrews also known as 'The Home of Golf' providing all essential amenities. Leuchars train Station provides excellent links with Edinburgh/ Dundee and beyond. Accommodation: Hall, living room, dining kitchen, rear porch, 2 double bedrooms, single bedroom and a shower room. DG, GCH. Gardens and Garage. PERSONAL PROPERTY TOUR available online.



## LOCATION

Leuchars is a small town and parish near the north-east coast of Fife. Local amenities include a primary school, convenience store, pharmacy, post office and railway station. Recreationally there is the nature reserve and beach of Tentsmuir Forest plus the award-winning Fife Coastal path for cycling, running, walking and horse riding. The neighbouring town Guardbridge is the location for further development of the St Andrews University campus. Secondary education is at Madras College, St Andrews which is just under 6 miles away. St Andrews is well known as the Home of Golf and has many restaurants, bistros, cafes including golden sandy beaches on the West and East sands.

## DIRECTIONS

Please contact agent for further information.

## HALL

Access is via a composite door with opaque double-glazed inlets leading into the lower hall. Carpeted stairs lead to the upper landing. Cupboard provides shelving/storage space and housing for the hot water tank. Laminate flooring.

## LOUNGE

15'3" x 12'0" (4.65m x 3.66m)

Bright lounge with a double-glazed window to the front. Radiator. Laminate flooring. Open plan to the dining kitchen.

## DINING KITCHEN

18'8" x 8'1" (5.71m x 2.48m)

Spacious and bright dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include an induction hob, extractor fan and an oven. Ample space for dining furniture. 2 double-glazed windows to the rear. Radiator. Laminate flooring. Doorway to the rear porch.

## REAR PORCH

5'2" x 4'7" (1.58m x 1.41m)

Rear porch provides access to the rear garden and houses

the floor standing gas central heating boiler with additional storage space. Vinyl flooring. UPVC door leads to the rear garden.

## W.C

5'6" x 2'6" (1.68m x 0.77m)

2-piece suite comprising: W.C and a wash hand basin. Vinyl flooring.

## UPPER LANDING

Hatch provides access to the roof space. Cupboard provides shelving/storage space. Radiator. Carpeted.

## BEDROOM 1

11'10" x 8'10" (3.61m x 2.70m)

Double bedroom with a double-glazed window to the front. Built-in wardrobe provides shelving/hanging/storage space with additional cupboards above. Radiator. Carpeted.

## BEDROOM 2

9'4" x 8'5" (2.86m x 2.58m)

Good-sized single bedroom with a double-glazed window to the front. Cupboard provides shelving/hanging/storage space. Radiator. Carpeted.

## BEDROOM 3

11'9" x 9'3" (3.60m x 2.82m)

Additional double bedroom with a double-glazed window to the rear. Built-in wardrobe provides shelving/hanging/storage space with additional cupboards above. Radiator. Carpeted.

## SHOWER ROOM

6'5" x 5'5" (1.97m x 1.66m)

3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with sliding doors and an electric shower unit. Opaque double-glazed window to the rear. Partially tiled. Heated towel rail. Vinyl flooring.

## GARDEN

To the front of the property is laid to lawn with borders and a paved path leading to the front entrance. The enclosed rear garden again is laid to lawn providing a blank canvas for a

keen gardener to add their own stamp and create an enjoyable outdoor space. Timber gate leads to the residential parking and a garage.

## GARAGE

15'10" x 9'1" (4.84m x 2.79m)

At the rear of property is a garage accessed via an up and over metal door providing secure parking and storage space. Concrete flooring.

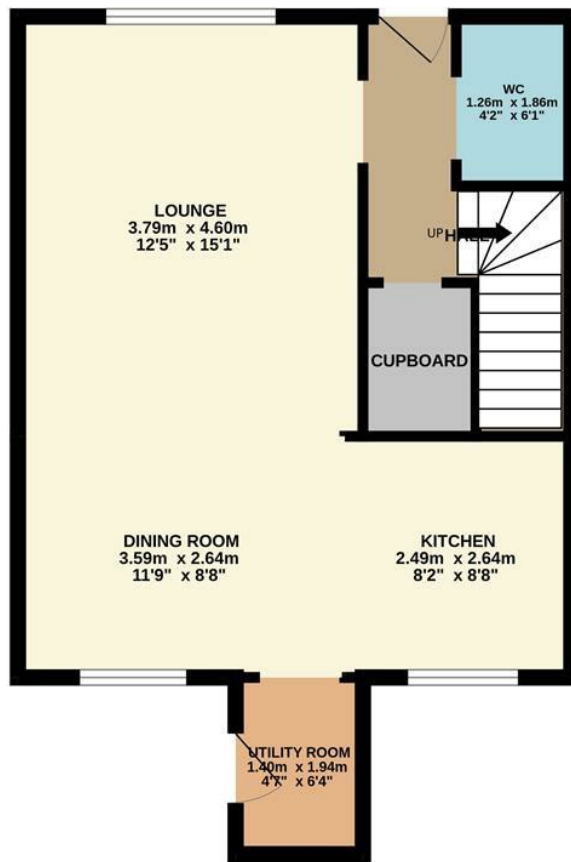
## AGENTS NOTES

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





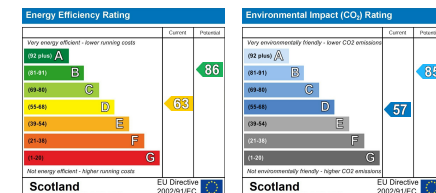
GROUND FLOOR



1ST FLOOR



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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