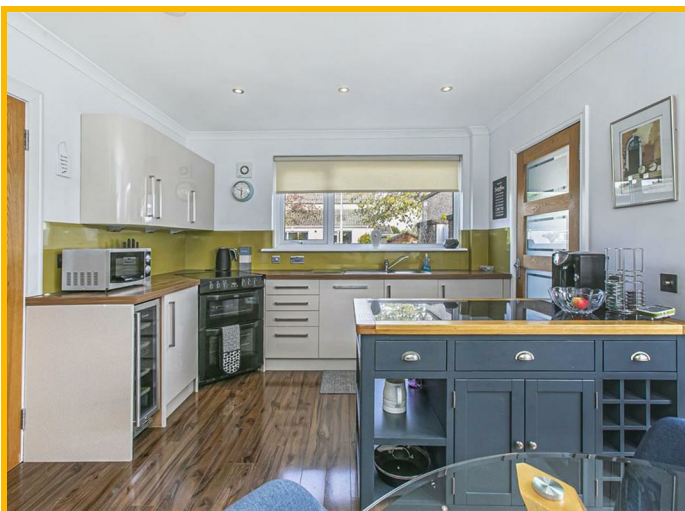




12 Spottiswoode Gardens, St. Andrews, KY16 8SB
Offers Over £395,000

Immaculate 4 Bedroom 2 Bathroom Semi-Detached Villa finished to a HIGH STANDARD with spacious and MODERN INTERIORS, beautifully landscaped gardens, driveway and a garage. Situated on a substantial plot in a SOUGHT-AFTER LOCATION within close proximity to the town centre for shops, bars and restaurants with Primary / Secondary Schools nearby. Accommodation: Hall, living room, dining kitchen, sun porch, 4 double bedrooms, shower room and a bathroom. DG. GCH. Landscaped Gardens. Driveway and a Garage. 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's 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 composite door with an opaque double-glazed inlet leading into the spacious lower hallway. A contemporary wooden staircase with a glass balustrade leads to the upper landing. Under stair cupboard provides storage space. Laminate flooring.

LIVING ROOM

13'1" x 12'9" (4.01m x 3.89m)

Bright living room with a double-glazed window to the front. Coving. Radiator. Laminate flooring. Glazed timber double doors lead to the dining kitchen.

DINING KITCHEN

14'3" x 10'9" (4.35m x 3.30m)

Spacious dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and wet walled splashbacks. Space for a freestanding cooker with integrated dishwasher, washer dryer and ample space for dining furniture. Double-glazed window to the side. Coving. Vertical radiator. Laminate flooring. Double-glazed patio doors lead to the rear garden. Glazed timber door leads to the sun porch.

SUN PORCH

6'3" x 6'2" (1.93m x 1.88m)

Bright sun porch with wrap around double-glazed windows. Laminate flooring. Double-glazed UPVC door leads to the garden.

BEDROOM 3

11'6" x 10'5" (3.52m x 3.19m)

Good-sized double bedroom with a double-glazed window to the front. Coving. Radiator. Carpeted.

BEDROOM 4

10'3" x 10'0" (3.14m x 3.05m)

Additional double bedroom with double-glazed patio doors providing natural light and access to the rear garden. Coving. Radiator. Carpeted.

BATHROOM

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

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a bath with a pivot screen and a thermostatic control shower above. Opaque double-glazed window to the rear. Fully tiled. Heated towel rail. Tiled flooring.

UPPER LANDING

Cupboard houses the gas central heating system boiler and the hot water tank. Velux window to the front. Carpeted.

BEDROOM 1

12'5" x 10'1" (3.80m x 3.09m)

Spacious double bedroom with a Velux window to the rear. Fitted wardrobe with sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 2

13'10" x 10'4" (4.23m x 3.15m)

Additional double bedroom with a double-glazed window to the side. Fitted wardrobe with sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

SHOWER ROOM

6'0" x 5'8" (1.83m x 1.75m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a walk-in shower area with a thermostatic controlled shower. Velux window to the rear. Fully tiled. Heated towel rail. Tiled flooring.

GARDEN

The front garden is low maintenance laid with gravel containing established plants and shrubs. To the side of the property is a gravel and paved driveway with metal double gates providing off street parking and access to the garage with a timber gate to the side leading to the rear garden. The rear garden is mainly laid to lawn with borders containing established plants and shrubs. Areas of paving and timber decking provide great spaces for garden furniture to relax and enjoy time in the sun entertaining family and friends. The garden is fully enclosed making this an ideal place for children and pets to play.

GARAGE

18'11" x 9'3" (5.79m x 2.84m)

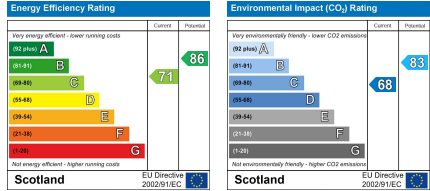
Good-sized garage accessed via a metal up and over door provides secure parking with additional storage space. Fixed workbench and shelf provides a DIY / storage space. Provision for light and power with concrete flooring. Timber door to the side provides access from the garden.

AGENTS NOTES

Please note that all room sizes are measured approximately to the 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 you financial position before we can recommend any offer to the vendor.