



72 Winram Place, St. Andrews, KY16 8XH
Offers Over £290,000

 **Fife
Properties**

SPACIOUS 3 Bedroom Semi-Detached Villa in a SOUGHT AFTER LOCATION with a Private Garden, Driveway and a Garage. Situated within close proximity of all essential local amenities including Schools and St Andrews University, Shops and Health Services with the Fife Coastal Path, Beach and Golf Courses nearby. Leuchars Train Station is a short drive away providing excellent travel links for Edinburgh / Dundee and beyond. Accommodation: Hall, living room, dining room, kitchen, 2 double bedrooms, single bedroom and a bathroom. DG. GCH. Gardens. Driveway and 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's 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 UPVC door with opaque double-glazed windows leading into the lower hall. Carpeted staircase with a timber balustrade leads to the upper landing. Under stair cupboard provides storage space. Carpeted.

LIVING ROOM 15'5" x 11'8" (4.70m x 3.57m)

Spacious living room open plan to the dining room. Feature fireplace with an electric fire set in a timber and marble surround set on a marble hearth. Coving. Radiator. Carpeted. Glazed timber door leads to the kitchen.

DINING ROOM 10'8" x 10'4" (3.26m x 3.15m)

Bright dining room with a double-glazed window to the side. Coving. Radiator. Carpeted. Double-glazed sliding patio door leads to the rear garden.

KITCHEN 15'4" x 6'7" (4.69m x 2.02m)

Fitted kitchen comprising: Wall mounted, floor standing units with coordinating worktops and tiled splashbacks. Integrated appliances include a gas hob, extractor fan, ovens below, dishwasher and a fridge. Double-glazed window to the rear overlooking the garden. Radiator. Tiled flooring. Double-glazed UPVC door provides access to the garden.

UPPER LANDING

Hatch provides access to the roof space. Cupboard provides storage space. Carpeted.

BEDROOM 1 10'9" x 10'0" (3.30m x 3.05m)

Double bedroom with a double-glazed window to the rear. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 2 11'11" x 11'4" (3.64m x 3.47m)

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

BEDROOM 3 9'3" x 6'9" (2.84m x 2.07m)

Single bedroom with a double-glazed window to the side. Ideal for use as a home office. Radiator. Carpeted.

BATHROOM 8'3" x 7'0" (2.53m x 2.15m)

4-piece suite comprising: W.C, vanity wash hand basin, bath and a wet walled shower enclosure with folding doors and a thermostatic control shower. Ample storage cupboards. Opaque double-glazed window to the rear. Fully tiled. Heated towel rail. Tiled flooring.

GARDEN

To the front of the property is an area of lawn with borders containing established plants and shrubs. A gravel driveway provides off street parking and access to the garage. A metal gate to the side of the property leads to a paved bin storage area with a timber gate leading to the enclosed rear garden. The rear garden is mainly laid to lawn again with borders containing established plants and shrubs with mature hedgerow providing privacy and colour throughout the year. A paved patio provides an ideal spot for garden furniture to relax and enjoy time in the sun and entertaining family and friends. A timber gate to the rear of the garden leads to a public green space with a bus stop on Knox Road providing great transport links with the town centre and further afield.

GARAGE 16'6" x 9'2" (5.03m x 2.81m)

Good-sized garage accessed via a metal up and over door provides secure parking with additional storage space. Wall mounted gas central heating condensing combi boiler. Provision for light, power and plumbing with concrete flooring.

AGENTS NOTES

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

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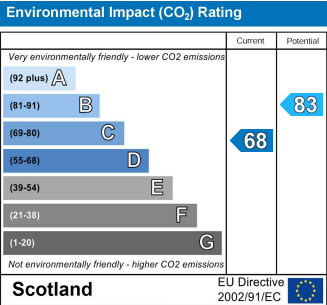
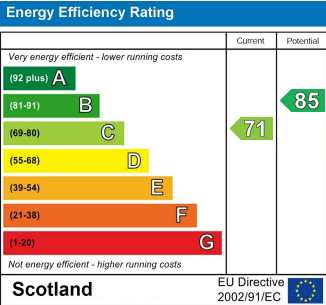
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