



28 Brewster Place, St. Andrews, KY16 8JY
Offers Over £345,000

 **Fife
Properties**

WELL PRESENTED 3 Bedroom SPACIOUS Semi-Detached Villa in a SOUGHT AFTER LOCATION with a private elevated garden to the rear, driveway and a summer house. Located within walking distance to the East Sands Beach and Leisure Centre with all essential amenities nearby in the town centre. Short walk to the Fife Coastal Path, Beaches and Golf Courses. Accommodation: Hall, lounge dining room, kitchen, downstairs W.C, 3 double bedrooms and a bathroom. DG. GCH. Gardens, summer house and a 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'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. Leuchars train station approx. 6.5 miles provides excellent commuter links for Dundee and Edinburgh.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via a composite door leading into the lower hallway. Carpeted stairway with a double-glazed window to the side and a timber balustrade leads to the upper landing. 2 cupboards provide ample shelving/hanging/storage space. Radiator. Laminate flooring.

LOUNGE DINING ROOM

21'11" x 11'1" (6.69m x 3.39m)

Spacious and bright lounge dining room with double-glazed windows to the front and rear. Ample space to create separate lounge and dining areas. Coving. 2 radiators. Laminate flooring.

KITCHEN

11'8" x 8'9" (3.57m x 2.69m)

Good-sized kitchen comprising: Wall mounted, floor standing units with contrasting worktops and matching splashbacks. Coordinating cupboard houses the gas central heating combi boiler. Integrated appliances include a gas

hob, extractor fan and an oven. Ample space for additional freestanding appliances. Double-glazed window to the rear. Radiator. Laminate flooring

W.C

5'2" x 3'3" (1.58m x 1.00m)

Contemporary 2-piece suite comprising: W.C and a wash hand basin. Opaque double-glazed window to the front. Partially tiled. Radiator. Tiled flooring.

UPPER LANDING

Hatch provides access to the roof space via a fixed timber ladder. Cupboard provides shelving/storage space. Radiator. Carpeted.

BEDROOM 1

12'3" x 9'3" (3.74m x 2.83m)

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

BEDROOM 2

8'10" x 8'7" (2.71m x 2.64m)

Additional double bedroom with a double-glazed window to the rear overlooking the garden. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Laminate flooring.

BEDROOM 3

10'5" x 9'3" (3.18m x 2.82m)

Further double bedroom with a double-glazed window to the front with a partial sea view. Open wardrobe provides shelving/hanging/storage space. Radiator. Laminate flooring.

BATHROOM

10'8" x 5'10" (3.27m x 1.78m)

Luxury 5-piece suite comprising: W.C, bidet, vanity wash hand basin, spa style bath and a shower enclosure with sliding door and a thermostatic control shower. Opaque double-glazed window to the front. Partially tiled. Heated towel rail. Tiled flooring.

GARDEN

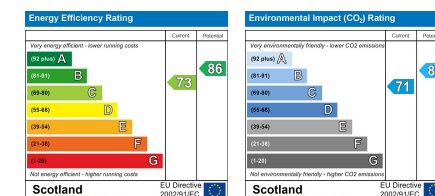
The front garden is laid to lawn with a border containing established shrubs. A paved driveway provides off street parking and leads to the front entrance. To the side of the property a timber gate leads to the rear garden and side entrance. The rear garden is tiered with a paved lower level providing an ideal spot for garden furniture and BBQ equipment with a mono-pitched roof providing shelter for rainy days. A timber summer house provides a further seating area or storage space with provision for light and power. The upper garden is laid with gravel and has an array of established plants and shrubs with a paved area providing an additional patio space.

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 your financial position before we can recommend any offer to the vendor.