

9 Crawford Gardens, St. Andrews, KY16 8XG

Offers Over £400,000

Fife Properties

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IMMACULATE 4 Bedroom 2 Reception RECENTLY RENOVATED Link Detached FAMILY HOME with Front and Rear Gardens, Driveway and a Garage. Situated in the University Town of St Andrews 'The Home of Golf' within walking distance of all essential amenities including Primary/Secondary Schools, shops, cafes and restaurants. Easy access to the Fife Coastal Path, Beaches and world renowned Golf Courses. Accommodation: Vestibule, Hall, living room, dining room, kitchen, 4 double bedrooms, bathroom and a downstairs W.C. DG. GCH. 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 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.

VESTIBULE
7'10" x 5'10" (2.40m x 1.78m)
Bright vestibule with double-glazed windows to the front and side. Ample space for storage. Laminate flooring. Doorway to the inner hall.

INNER HALL
Welcoming inner hall with timber stairs leading to the upper landing. Under stair cupboard provides storage space. Dado rail and timber panelling. Radiator. Laminate flooring.

LIVING ROOM
15'1" x 11'5" (4.61m x 3.49m)
Spacious and bright living room with a double-glazed window to the front. Wood effect feature wall. Radiator. Laminate flooring. Glazed folding doors lead to the dining room.

DINING ROOM
18'7" x 11'1" (5.68m x 3.38m)
Great sized social dining room with 2 double-glazed windows to the rear overlooking the garden. Radiator. Laminate flooring. Double-glazed UPVC door leads to the rear garden. Doorway to the kitchen.

KITCHEN
15'6" x 13'4" (4.74m x 4.07m)
Contemporary fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include a gas hob, extractor fan and 2 eye level ovens. Ample space for additional freestanding appliances. Double-glazed window to the rear overlooking the garden. Radiator. Laminate flooring.

BEDROOM 4
16'1" x 8'11" (4.92m x 2.72m)
Bright double bedroom with a double-glazed window to the front, creating the potential for one level living. Wall mounted gas central heating condensing combi boiler. Radiator.

W.C
5'6" x 3'6" (1.68m x 1.07m)
2-piece suite comprising: W.C and a vanity wash hand basin with tiled splashback. Fixed mirror. Tiled flooring.

UPPER LANDING
Hatch provides access to the attic. Good-sized cupboard provides storage space. Double-glazed window to the side provides ample natural light.

BEDROOM 1
11'8" x 9'2" (3.57m x 2.81m)
Good-sized double bedroom with 2 double-glazed windows to the rear. Cupboard provides shelving/storage space. Radiator.

BEDROOM 2
14'6" x 9'10" (4.43m x 3.01m)
Additional double bedroom with 2 double-glazed windows to the front. Cupboard provides shelving/hanging/storage space. Radiator.

BEDROOM 3
11'6" x 8'6" (3.53m x 2.60m)
Further double bedroom with a double-glazed window to the front. Cupboard provides storage space. Radiator.

BATHROOM
6'7" x 6'3" (2.03m x 1.93m)
Contemporary 3-piece suite comprising: W.C, wash hand basin and a bath with a pivot screen and a thermostatic control rainfall shower above. Opaque double-glazed window to the side. Partially tiled. Vertical radiator. Tiled flooring.

GARDEN
The front garden is low maintenance laid with gravel and paved paths leading to the front entrance. A border contains mature shrubs and a gravel driveway provides off street parking and access to the garage. To the side of the property is a timber gate leading to the enclosed rear garden. The rear garden is again low maintenance laid with areas of gravel and paving providing an ideal spot for garden furniture to relax and enjoy time in the sun. Borders contain established plants, shrubs and trees. A timber shed provides outdoor storage space.

GARAGE/WORKSHOP
16'4" x 8'9" (5.00m x 2.68m)
Good-sized garage accessed via a metal up and over door provides an ideal workshop space with fixed shelving and work bench, removing these would allow secure parking for 1 vehicle. Provision for light and power with concrete flooring.

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

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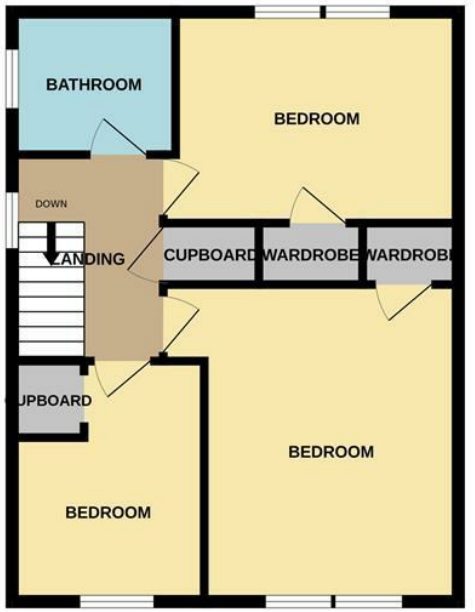
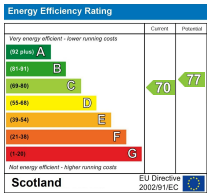
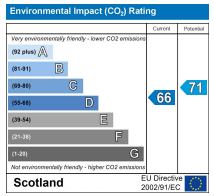
GROUND FLOOR



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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