



**5 Carron Place, St. Andrews, Fife, KY16 8QU**

**Offers Over £550,000**



LUXURIOUS Bespoke 5 Bedroom Semi-Detached Villa finished to an EXCEPTIONAL STANDARD located in a CUL-DE-SAC within the sought-after University town of St Andrews. As well as being on the main bus route to the town centre, beaches, award winning golf courses and nearby Leuchars Rail Station it is also a short distance to the supermarkets and community hospital, making this the perfect family home. Accommodation: Hall, open plan lounge dining kitchen, W.C, Master bedroom with an ensuite shower room, 4 further double bedrooms and a bathroom. DG. GCH. Landscaped garden. OFF STREET PARKING. PERSONAL PROPERTY TOUR available online.



## DIRECTIONS

Please contact agent for further information.

## HALL

Access is via a composite door leading into the spacious lower hallway. Carpeted stairs with timber and glass balustrade leading to the upper landing. Vertical radiator. Engineered hardwood flooring.

## W.C

5'8" x 5'6" (1.73m x 1.70m)

Contemporary 2 piece suite comprises: W.C and wash hand basin. Opaque double-glazed window to the front. Partially tiled. Vertical radiator and electric underfloor heating. Tiled flooring.

## LOUNGE DINING KITCHEN

36'8" x 16'7" (11.20m x 5.08m)

Beautiful open plan living space with fitted kitchen comprising: Wall mounted, floor standing units with contrasting quartz worktops and coordinating upstand. Peninsula unit provides fixed dining space, an abundance of additional storage and a feature cooking area ideal when entertaining. Integrated appliances include: a 5-burner gas hob with chimney style extractor above, eye level oven with microwave oven above, dishwasher, washing machine, recycling system and a wine/champagne fridge. Over in the lounge is an inset log burning stove with wood storage to the side. Alcove provides display/shelving/storage space. Double-glazed windows to the front and rear. 2 vertical radiators. Engineered hardwood flooring. Tri-fold patio doors provide an abundance of natural light and access to the garden creating a 'bridge between the outdoors' style of living space.

## BEDROOM 5

10'3" x 9'8" (3.13m x 2.96m)

Good sized double bedroom with double-glazed window to the front. Built-in wardrobe with mirrored sliding doors provides hanging/shelving/storage space. Additional cupboard under the stairs provides further storage space. Radiator. Carpeted.

## UPPER LANDING

Spacious upper landing with glass and timber balustrade. Carpeted.

## MASTER BEDROOM

21'10" x 14'0" (6.66m x 4.29m)

Stunning master bedroom with double-glazed window to the front. Built-in wardrobes with mirrored sliding doors provide hanging/shelving/storage space. Cupboard provides access to an eave's storage space. Radiator. Carpeted. Sliding barn door provides access to the ensuite shower room.

## ENSUITE SHOWER ROOM

7'6" x 7'3" (2.29m x 2.21m)

Luxury 3-piece suite comprises: W.C, vanity wash hand basin and walk-in shower enclosure with fixed screen and a thermostatic control shower with rainfall shower head. Opaque double-glazed window to the rear. Partially tiled. Vertical radiator and electric underfloor heating. Tiled flooring.

## BEDROOM 2

12'11" x 10'5" (3.95m x 3.18m)

Double bedroom with double-glazed window to the rear. Fitted cupboard provides housing for the gas central heating combi condenser boiler. Carpeted.

## BEDROOM 3

15'0" x 13'0" (4.58m x 3.97m)

Additional double bedroom with double-glazed window to the rear. Built-in wardrobe with sliding doors provides hanging/shelving/storage space. Alcove with fixed furniture provides a convenient workspace. Radiator. Carpeted.

## BEDROOM 4

10'11" x 9'6" (3.34m x 2.90m)

Further double bedroom with double-glazed window to the front. Cupboard provides access to an eave's storage space. Dado rail. Radiator. Carpeted.

## BATHROOM

12'5" x 7'2" (3.81m x 2.20m )

Luxury 4-piece suite comprises: W.C, vanity wash hand

basin, bath and a walk-in shower enclosure with a fixed screen and thermostatic control shower with rainfall shower head. Opaque double-glazed window to the front. Fully tiled. Vertical radiator and electric underfloor heating. Tiled flooring.

## GARDEN

The front of the property is low maintenance laid with decorative paving stones providing ample off-street parking for several vehicles. A covered area provides shelter when accessing the property. There are raised borders containing plants and shrubs with a timber wood store. A timber gate to the side provides access to the rear garden via a paved path lined with raised borders. The landscaped rear garden is mainly laid to lawn and is enclosed within a brick wall and timber fence surround creating an ideal space for children and pets to play. Borders contain plants and shrubs providing colour all year round. A paved patio provides an ideal location for garden furniture to enjoy relaxation time in the sun or entertaining family and friends. Timber shed with provision for light and power provides ample storage space with potential for multiple uses.

## AGENTS NOTES

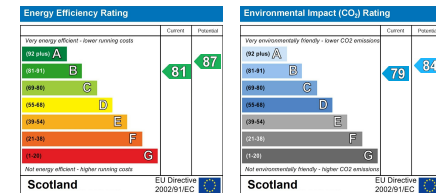
Please note that all room sizes are measured approximate to widest points.







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