



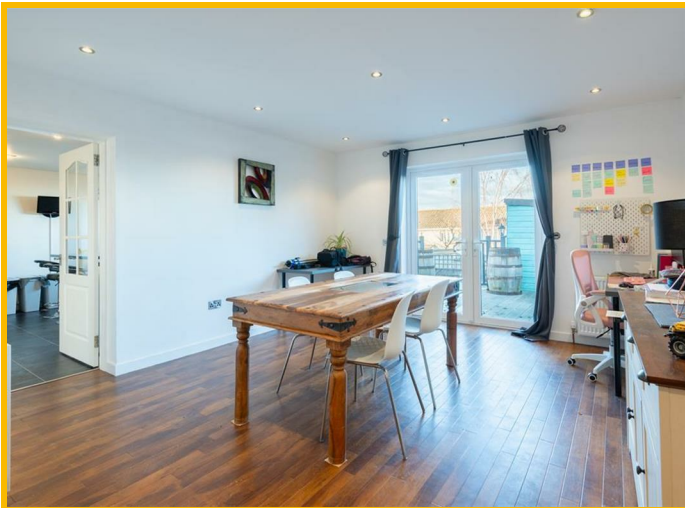
**26 Windsor Gardens, St. Andrews, Fife, KY16 8XP**

**Offers Over £390,000**





SPACIOUS 3 Bedroom 2 Reception EXTENDED Semi-Detached Villa READY TO MOVE IN a desirable location within the University town of St Andrews, the Home of Golf. Easy walking distance of the town centre and Fife Coastal Path, East and West Sands and award-winning golf courses. Leuchars train station is a short drive away offering GREAT COMMUTER LINKS, making this a perfect family home. Accommodation: Hall, sitting room, breakfasting kitchen, dining room, laundry, dressing area, master bedroom with an ensuite shower room, 2 further double bedrooms, W.C and a bathroom. DG. GCH. Garden. Driveway. Garage storeroom. 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.

## HALL

Access is via a UPVC door with opaque double-glazed window leading into the lower hallway. Carpeted stairs with timber balustrade leading to the upper landing. Coving. Radiator. Carpeted.

## SITTING ROOM

19'7" x 10'8" (5.99m x 3.27m)

Bright sitting room with double-glazed window to the front. Coving. 2 Radiators. Carpeted. Doorway to the breakfasting kitchen.

## BREAKFASTING KITCHEN

13'11" x 13'8" (4.25m x 4.18m)

Spacious breakfasting kitchen comprising: Wall mounted, floor standing units with contrasting worktops, Belfast sink and tiled splashbacks. Island provides a great social dining space with additional storage. Freestanding gas range cooker with dual ovens below, integrated chimney style extractor fan above, microwave and dishwasher. Double-glazed window to the rear. Radiator. Karndean style flooring. Doorway to the dining room. Doorway to the laundry room.

## DINING ROOM

19'1" x 13'1" (5.83m x 4.01m)

Good sized dining room with access to the rear garden and patio via double-glazed patio doors. 2 radiators. Laminate flooring. Doorway to an inner hall leading to the W.C. and the integrated storeroom.

## W.C

5'1" x 3'4" ( 1.55m x 1.03m)

Contemporary 2-piece suite comprising: W.C and wash hand basin. Radiator. Laminate flooring.

## LAUNDRY ROOM

8'7" x 7'10" (2.63m x 2.39m)

Convenient laundry area with space for freestanding appliances. Cupboard houses the gas central heating condensing boiler. Under stair cupboard provides shelving/storage space. Radiator. Laminate flooring.

## UPPER LANDING

Roof space accessed via a timber hatch. Dado rail. Carpeted. Doorway to the dressing room area.

## DRESSING ROOM

10'3" x 6'6" (3.13m x 2.00m)

Good sized dressing room with fitted furniture providing shelving/hanging/storage space with additional cupboards, fixed drawers and fixed seating. Double-glazed window to the rear. Doorways to the master bedroom and bedroom 2.

## MASTER BEDROOM

14'0" x 8'2" (4.28m x 2.50m)

Double bedroom with double-glazed window to the rear with views towards St Andrews Town centre. Radiator. Carpeted. Doorway to the ensuite shower room.

## ENSUITE SHOWER ROOM

7'5" x 4'10" (2.28m x 1.48m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and walk-in shower enclosure with a fixed screen and multi-jet thermostatic control shower. Opaque double-glazed window to the front. Fully tiled. Vertical radiator. Laminate flooring.

## BEDROOM 2

9'9" x 9'4" (2.99m x 2.85m)

Additional double bedroom with double-glazed window to the rear again with views across the rooftops. Fitted furniture provides shelving/hanging/storage space with additional storage cupboards. Coving. Radiator. Carpeted.

## BEDROOM 3

9'10" x 9'6" (3.00m x 2.90m)

Further double bedroom with double-glazed window to the front. Fitted wardrobe provides shelving/hanging/storage space. Coving. Radiator. Carpeted.

## BATHROOM

9'5" x 6'1" (2.88m x 1.87m)

4-piece suite comprising: W.C, vanity wash hand basin, bidet and bath with a pivot screen and an electric shower unit above. Opaque double-glazed window to the front. Fully tiled. Vertical radiator. Vinyl flooring.

## GARDEN

To the front of the property is a mono bloc driveway providing off street parking for several vehicles and access to the garage storeroom. The enclosed rear garden is low maintenance laid with paving stone and raised borders containing established plants. Raised decking provides an ideal location for garden furniture to relax or enjoy entertaining family and friends in the sun. Timber summer house provides an additional sheltered garden area.

## GARAGE STOREROOM

9'9" x 8'2" (2.98m x 2.50m)

Secure storeroom with provision for light and power. Access is via an up and over metal door or from the inner hall off the dining room. Concrete flooring.

## AGENTS NOTES

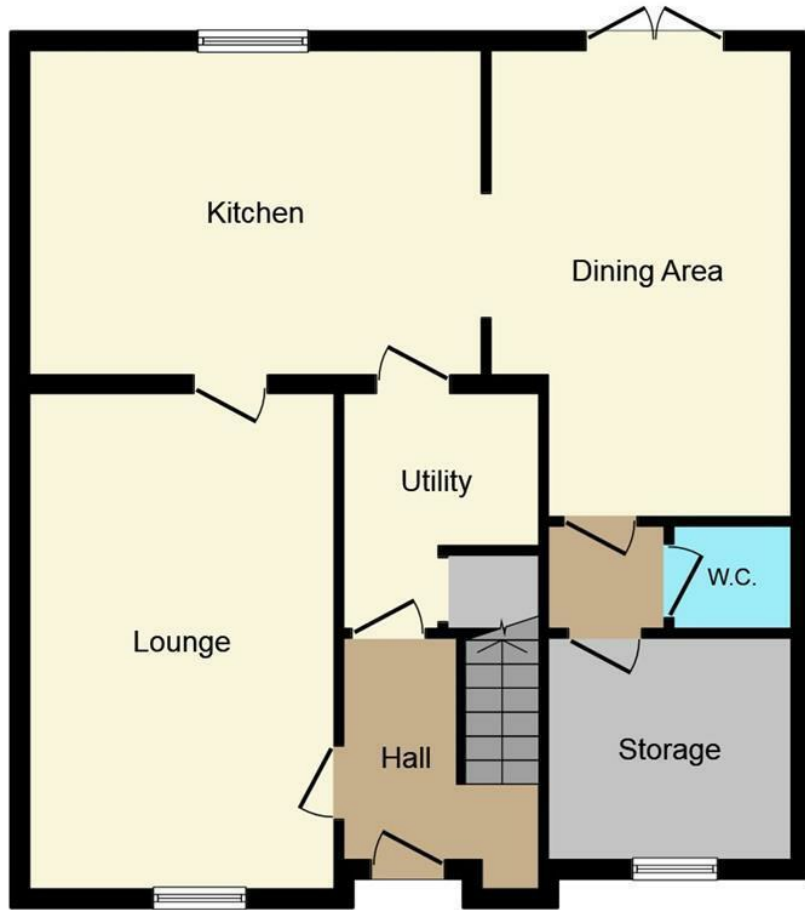
Please note that all room sizes are measured approximate to widest points.



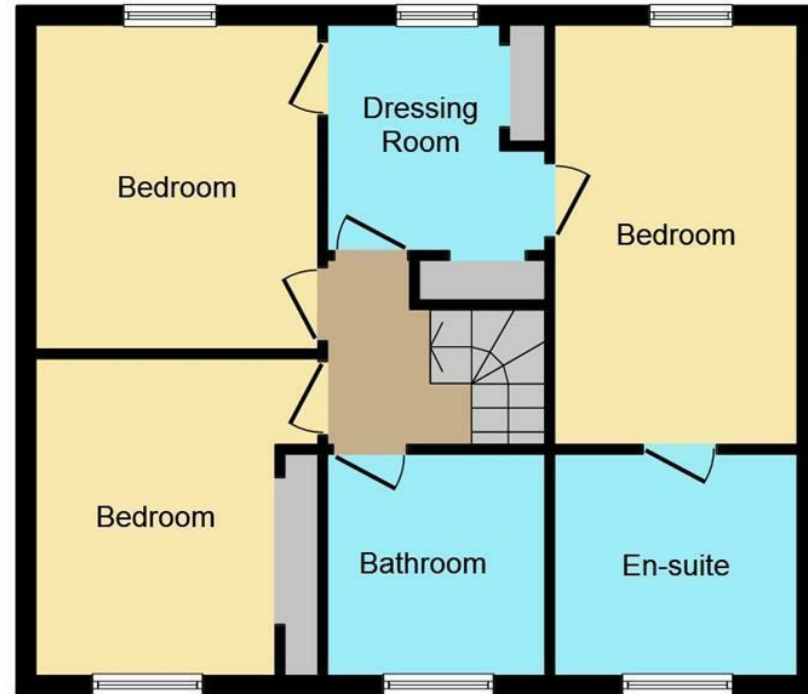






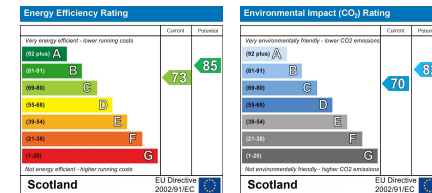


**Ground Floor**



**First Floor**

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