



13 Sandyhill Crescent, St Andrews

Enjoying wonderfully light and airy accommodation including two double bedrooms and spacious living areas, plus private front and rear gardens and access to unrestricted on-street parking, this lower villa within a cul-de-sac in St Andrews is presented in a true move-in condition.

The villa and its location will no doubt appeal to professionals, couple, young families, downsizers and rental investors alike and lies just a stones throw from the town's outstanding amenities and the beach.

The private front door opens into an entrance vestibule flowing through to a hall, where the immaculate, understated interiors are immediately apparent and a large built-in cupboard offers hidden storage. On your left, you step into a living room. Occupying a generous footprint allowing for a number of furniture layouts, this elegant room is stylishly-presented with neutral décor, coving, a sage-green accent wall, and a wood-styled floor, and twin southwest-facing windows flood the room with sunny light. A fireplace (with an electric stove) creates a lovely focal point and is flanked by a cupboard with a display recess and hidden storage. Conveniently accessed from here is a kitchen. Offering space for a seated dining area, the kitchen (fitted in 2018) is equipped with a selection of contemporary, gloss-white cabinets contrasted by black worktops and hexagonal marble-styled tiled splashbacks. Integrated appliances include an electric oven, a ceramic hob, an extractor hood, and a dishwasher, whilst a fridge/freezer and a washer/dryer are included. A rear porch offers storage space and affords garden access.

On the opposite side of the hall, two double bedrooms await. Echoing the finish of the rest of the property with the same understated décor and rich wood-styled flooring, the sleeping areas both offer plenty of space for bedroom furniture. While the dual-aspect front-facing bedroom (with excellent storage) boasts a sunny aspect, the rear-facing room peacefully overlooks the garden. Finally, a stylish, partially-tiled bathroom (also fitted in 2018) completes the accommodation and comprises a P-shaped bath with an overhead shower, a pedestal basin, a WC, and a mirrored vanity cabinet. The home is heated by a gas central heating system (powered by a boiler fitted in 2015) and benefits from double-glazed windows throughout.

Externally, the villa is accompanied by generous, beautifully-maintained private gardens to the front and rear. The southerly-facing front garden is mainly laid to lawn with a neat hedge border and the rear garden incorporates well-kept lawns, walkways, and a handy shed. Unrestricted on-street parking can be found on Sandyhill Crescent. EPC Rating - C.

Extras: All fitted floor coverings, window coverings, light fittings, integrated and freestanding kitchen appliances, and all furniture and furnishings to be included in the sale.







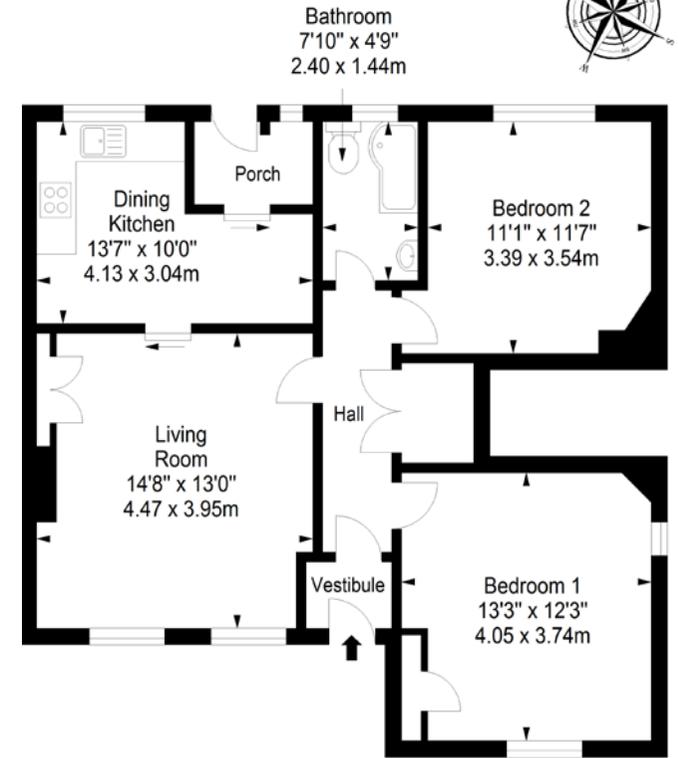
St Andrews, Fife

World-renowned for its ancient university, golfing heritage and stunning beach, St Andrews attracts more than half a million visitors each year, and is regarded as one of the finest towns and best places to live in Scotland. Characterised by its narrow cobbled streets and beautiful architecture, the bustling town centre hosts a charming blend of independent shops and high-street retailers, plus diverse cafes, coffee shops, delis, greengrocers, butchers and bakeries. There are also several large supermarkets on the outskirts of the town. St Andrews enjoys international fame as 'The Home of Golf' – the game has been played at St Andrews Links for over 600 years, and the iconic Old Course draws thousands of professionals, amateurs and spectators from across the globe. Other tourist attractions include the 12th and 13th-century ruins of St Andrews Cathedral and St Andrews Castle, as well as St Andrews Botanic Garden. The property falls within the catchment area for Canongate Primary School and Madras College; private schooling options include a Montessori nursery and St Leonards School. Situated in the East Neuk of Fife, St Andrews is approximately 30 minutes' drive from Dundee and 90 minutes' drive from Glasgow and Edinburgh. The town is served by excellent local and intercity bus links; daily direct flights to London are available from Dundee airport.

FEATURES

- Well-presented lower villa in St Andrews
- Welcoming entrance hall with storage
- Elegant living room with fireplace
- Contemporary dining kitchen
- Two generous double bedrooms
- Attractively-tiled bathroom
- Private front and rear gardens
- Unrestricted on-street parking
- GCH and DG

Ground Floor
Approx. 73.1 sq. metres (786.7 sq. feet)



Total area: approx. 73.1 sq. metres (786.7 sq. feet)