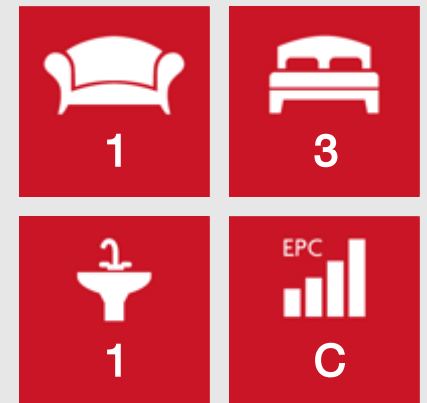




Thorntons
The right way to move

1 Straiton Wynd, St Andrews,
Fife KY16 8HT





Summary

Well-proportioned mid-terraced home, arranged over two levels and suitable for a range of buyers, offers flexible accommodation and scope for modernisation and comprises: entrance hall, spacious living room, enhanced by large sliding patio doors that open directly onto the front garden, kitchen, dining room, three well-proportioned bedrooms, a versatile study/dressing area and family bathroom. Externally, the property benefits from private front and rear gardens. The rear garden features established planting, patio areas, a greenhouse, and a useful garden store, providing both outdoor enjoyment and additional storage.

Features

- Mid terraced villa
- Bright living room with patio doors to garden
- Separate dining room and kitchen
- Three-bedrooms
- Versatile study/dressing area
- Family bathroom with three-piece suite
- GCH; DG; EPC - C
- Photovoltaic solar panels
- Private front and rear gardens
- Garden store and greenhouse included

Room Measurements

Living Room: 13'4" x 12'0" (4.06m x 3.67m)

Dining Room: 10'4" x 7'8" (3.16m x 2.34m)

Kitchen: 9'2" x 7'8" (2.80m x 2.34m)

Principal Bedroom: 13'5" x 10'7" (4.08m x 3.22m)

Bedroom 2: 11'11" x 9'1" (3.62m x 2.78m)

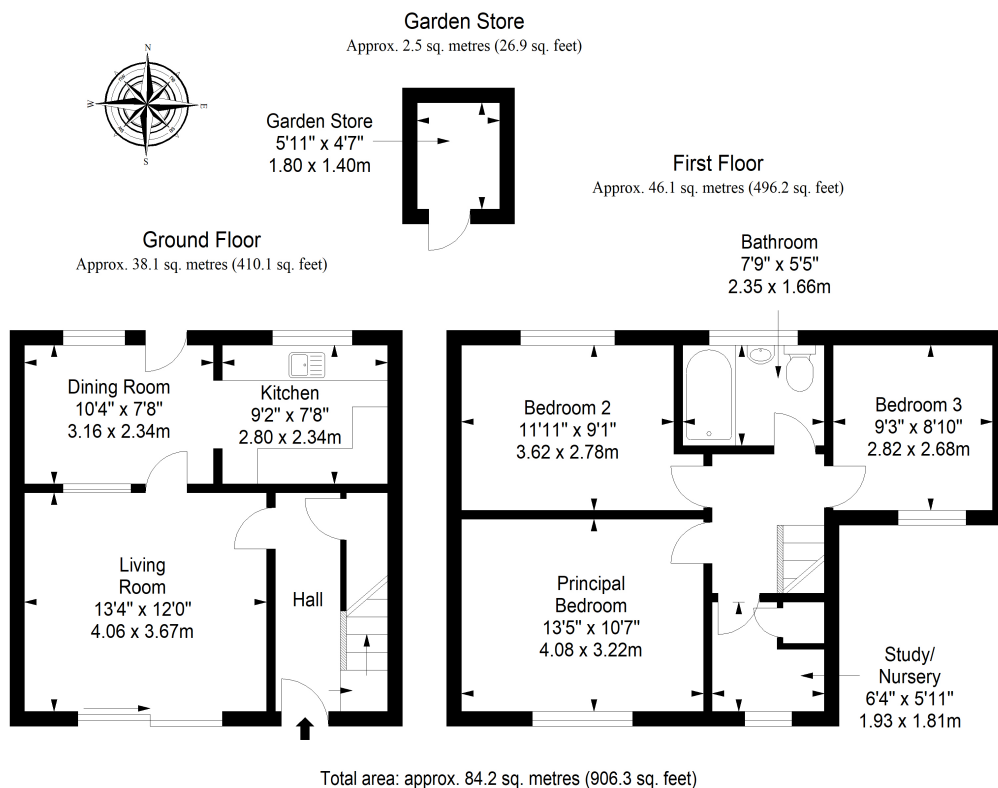
Bedroom 3: 9'3" x 8'10" (2.82m x 2.68m)

Study/Dressing Area: 6'4" x 5'11" (1.93m x 1.81m)

Bathroom: 7'9" x 5'5" (2.35m x 1.66m)



Floorplan



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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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