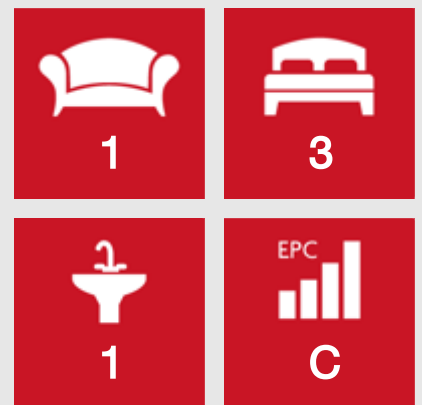




Thorntons
The right way to move

14 Crawford Gardens, St
Andrews, Fife KY16 8XG





Summary

Well-proportioned semi-detached villa, situated within a quiet and established residential area of St Andrews, which offers practical family accommodation over two levels, including a spacious open-plan living and dining room, a modern fitted kitchen, and a ground floor bathroom. Upstairs, there are three bedrooms, providing flexible space for family living or home working. Externally, the property benefits from a private front garden, a generous enclosed rear garden, and a detached garage with additional store, offering excellent storage and parking options. The home presents a solid opportunity for buyers seeking a comfortable property with scope to personalise or as an investment buy.

Features

- Semi-detached villa in established residential setting
- Spacious living/dining room & well-equipped kitchen
- Modern fitted kitchen
- Three bedrooms
- Ground floor bathroom
- GCH; DG; EPC - C
- Private front and enclosed rear garden
- Detached garage and separate store
- Driveway providing off-street parking
- Convenient all local amenities

Room Measurements

Living/Dining Room: 6.97m x 3.00m (22'10" x 9'10")

Kitchen: 2.66m x 2.38m (8'9" x 7'10")

Bathroom: 2.27m x 1.65m (7'5" x 5'5")

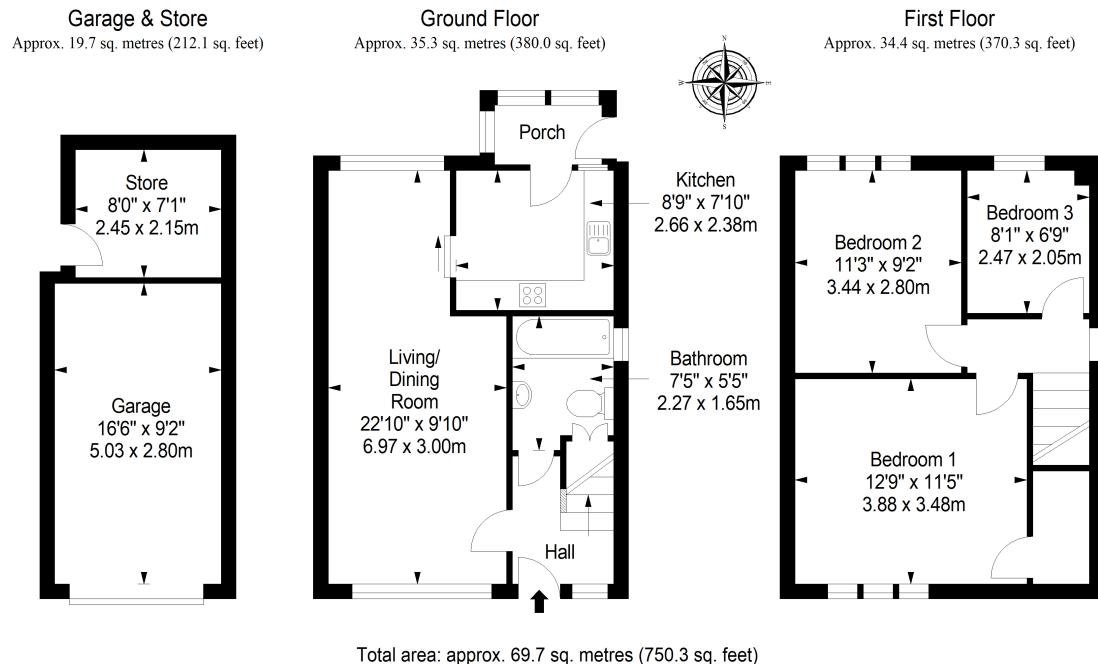
Bedroom 1: 3.88m x 3.48m (12'9" x 11'5")

Bedroom 2: 3.44m x 2.80m (11'3" x 9'2")

Bedroom 3: 2.47m x 2.05m (8'1" x 6'9")



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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