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**3 ANDREW LANG CRESCENT** *ST. ANDREWS, KY16 8YL*











# 3 Andrew Lang Crescent

Competitively Priced Detached Bungalow!

A rare find for those seeking an extremely spacious, well presented 3 bedroom, 2 reception Detached Bungalow with superb double glazed conservatory, excellent parking, large garage, private, easily maintained gardens and a sought-after residential address on the edge of the historic coastal town of St. Andrews.

Early viewing is highly recommended to fully appreciate the generous, ready-to-move-into, all-on-the-level accommodation, substantial driveway & garage, enclosed private garden and the ease at which to reach St. Andrews town centre & the scenic Lade Braes. Book a viewing today with your local Agent Colin Jenkins at AMAZING RESULTS! Estate Agents.

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## DESCRIPTION

Nestled in the sought-after Andrew Lang Crescent of St. Andrews, this individual Detached Bungalow boasts two reception rooms, three cosy bedrooms and a well-appointed shower/wet room, offering a comfortable and inviting living space.

As you step inside, you'll be greeted by a spacious dining kitchen, perfect for hosting family gatherings or intimate dinners. The generous living room exudes warmth and charm, ideal for relaxing evenings by the fireplace. The conservatory adds a touch of elegance, providing a tranquil spot to enjoy a cup of tea while overlooking the low-maintenance gardens.

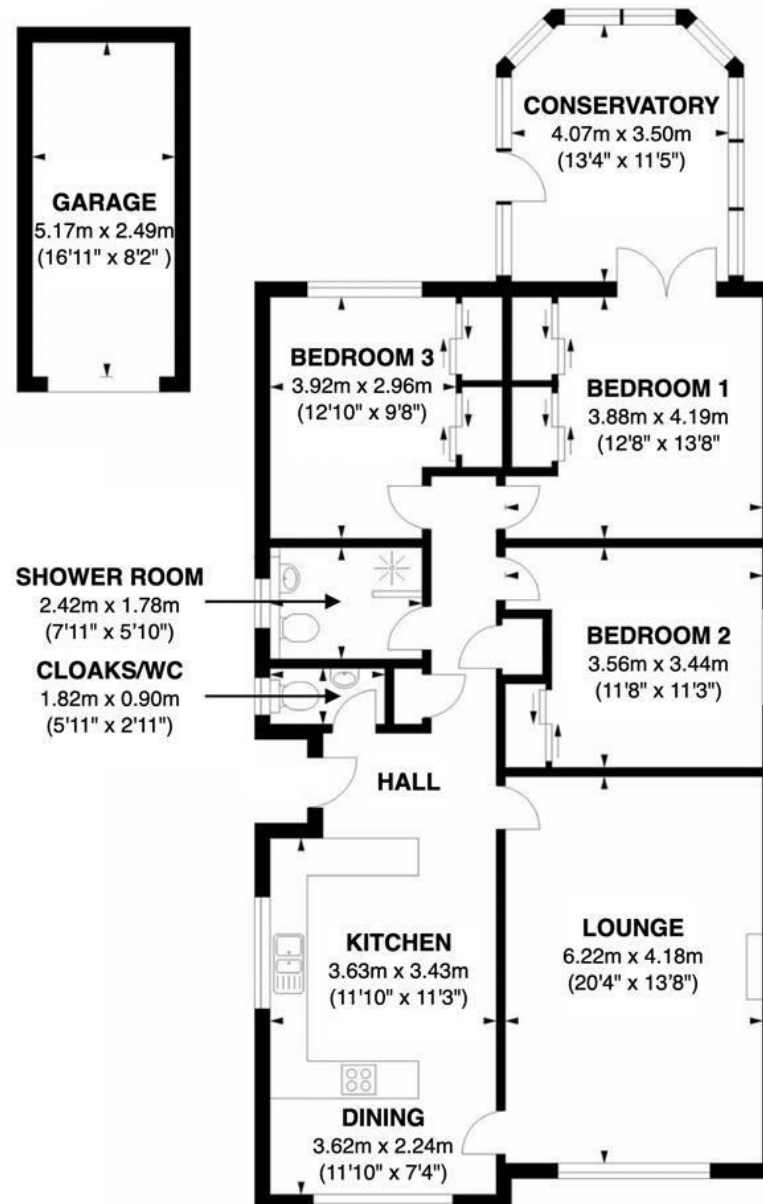
This bungalow is designed for convenience with a wet room and a separate WC, ensuring practicality for everyday living. With a private driveway, a garage, and parking for up to four vehicles, you'll never have to worry about finding a spot for your car again. The house is freshly presented and boasts a host of fine features making it a truly individual property. It benefits from gas fired central heating backed up with double glazing.

The generous accommodation comprises; welcoming reception hall, Cloaks/WC, very large, bright lounge with feature fireplace, modern Wren refitted kitchen boasting a full range of units with integrated appliances and with a good-sized dining area off, three good-sized double bedrooms with built-in wardrobes, beautifully refitted shower/wet room and generous double glazed conservatory. The property has excellent storage throughout. A substantial driveway to the front of the property provides ample of street parking leading to a large detached single garage. The private, easily maintained grounds surrounding the property cannot fail to impress those seeking a low-maintenance garden.

If you're looking for a spacious and versatile home with all-on-the-level accommodation, this Detached Bungalow is the perfect choice. Don't miss out on the opportunity to make this charming property your own.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



LOCATION

Number 3 Andrew Lang Crescent is enviably located in a quiet residential location on the outskirts of St. Andrews within one of the more sought-after areas of this historic town. This property offers a peaceful retreat yet, it's just a short drive 10 minute drive away from the town's centre and sandy beaches, offering the best of both worlds.

The ancient and historic university town of St Andrews offers residents a superb mix of amenities and facilities and is renowned worldwide as the "Home of Golf", the Royal and Ancient Golf Club, the famous Old Course and is regarded as one of the finest towns and best places to live in Scotland. Its amenities include Scotland's oldest university, founded in 1413, beautiful award-winning beaches, historic buildings, including the ruins of the cathedral, castle, St Rule's Tower and a wide variety of specialist shops and restaurants. There are many other golf courses in the area, including The Dukes, Kingsbarns and the Fairmont St Andrews complex.

St Andrews is well placed for commuting to most of the surrounding towns such as Dundee, Perth, Kirkcaldy, Glenrothes and Cupar. Fife's pretty East Neuk is nearby with its quaint picturesque fishing villages such as Anstruther, Pittenweem and Elie whilst the bustling county market town of Cupar is a short drive to the west. The railway station at nearby Leuchars is on the main Aberdeen to London line and provides a fast link to both Dundee and Edinburgh. Edinburgh airport with its shuttle service to London is approximately fifty miles away and further airport facilities and London flights are available from Dundee.

KEY FEATURES

- \* Sought-After Residential Address
- \* Spacious Detached Bungalow
- \* Beautifully Proportioned Lounge With Feature Fireplace
- \* Modern Re-Fitted Kitchen/Dining Room
- \* 3 Double Bedrooms (Built-In Wardrobes)
- \* Superb Refitted Shower/Wet Room
- \* Gas Heating & Double Glazing
- \* Easily Maintained Private Gardens
- \* 4- Car Driveway & Large Single Garage

EXTRAS

All fitted floor coverings, blinds and built-in kitchen appliances are included in the sale.

GARDENS & GARAGE

A lovely easily maintained private garden surrounds the property. To the front a generous driveway with parking for numerous cars leading to a good-sized single garage and the remaining area of front garden pebbled for ease of maintenance. The garden to the rear enjoys a sunny, private fully enclosed area of easily maintained garden that includes paved seating area and a timber shed.

INTERESTED IN VIEWING THIS HOME?

Call your local Estate Agent, Colin Jenkins to see this property. Viewing by appointment. 01334 500 800 | 07977 170505.

MORTGAGE ADVICE

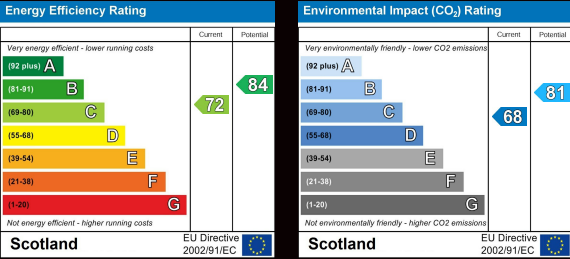
Want to make sure you are getting the best mortgage rate? Our trusted mortgage experts can compare 1,000's of great mortgage deals for you. It's fee-free independent mortgage advice that could save you time, and money.

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