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RIRES ROAD

LEUCHARS

£255,000

Just SOLD in only 12 days! - Similar properties required for waiting buyers.

A MUST-SEE PROPERTY!

Rarely available, this well presented, three bedroom Detached Family Villa is located in a sought-after residential area on the edge of the popular town of Leuchars within walking distance of local amenities including primary school, shop, church, Post Office, takeaways etc.

It is well positioned for commuting to St Andrews, Dundee and Cupar as well as Edinburgh or Aberdeen via the main line railway station in Leuchars. It is close to the beautiful nature reserve at Tentsmuir with its forest and beach, and is a popular location for cyclists, walkers and horse riders, with stables nearby.

Don't miss the opportunity to make this charming villa your own.

DESCRIPTION

Set in a peaceful cul-de-sac, this exclusive three-bedroom Detached Villa is a beautiful family home that offers a wealth of space and a sought-after semi-rural lifestyle on the picturesque fringes of Leuchars. It enjoys proximity to the surrounding countryside and coastline and is just a short drive from historic St Andrews, making it an ideal family home.

Stepping inside and the front door opens into the welcoming hallway where there is a convenient cloakroom comprising W.C. and wash hand basin. The spacious lounge sits to the front of the property with a window overlooking the front garden with wonderful views to the surrounding countryside. There's a good-sized family dining room with French doors opening to the rear garden. The attractively fitted kitchen boasts ample wall and floor units, work surfaces and integrated oven, hob and extractor hood. There is space for free standing appliances. There is a rear facing window and a door which opens out to the garden.

On the upper level, the master bedroom has the added luxury of an attractive en-suite shower room and fitted wardrobes. There is a second double bedroom and a good-sized single bedroom. There is a well appointed family bathroom comprising a white three piece suite of bath with over bath shower, W.C. and wash hand basin with vanity units below. Further storage is provided on the landing with a shelved cupboard. A hatch gives access to the loft. Double-glazed windows and gas central heating ensure year-round comfort.

Book a viewing today with your local Agent Colin Jenkins at AMAZING RESULTS! Estate Agents.

LOCATION

Location is key, and this home does not disappoint. Situated on the rural edge of the sought-after town of Leuchars, in easy reach of the countryside and coast, this modern detached house boasts a picturesque setting, roughly 10 minutes by car from St Andrews. It is within walking distance of local amenities, including a primary school, shops, church, doctor's surgery, post office, barbers and beauty salons, as well as pubs, takeaways, and cafés. Secondary schooling is at Madras College in St Andrews, which lies just 5 miles to the south east. Supermarkets and more extensive shopping facilities can be found nearby in St Andrews, in addition to a wealth of restaurants, bars, and other cultural and entertainment venues. The main line railway station in Leuchars provides excellent commuting options to St Andrews, Dundee, Cupar, and even further afield to Edinburgh or Aberdeen.

For those who appreciate the great outdoors, the nearby Tentsmuir nature reserve offers stunning forest and beach landscapes, making it a popular spot for cyclists, walkers, and horse riders, with stables conveniently located nearby.

GARDENS & PARKING

The private garden offers a peaceful retreat, ideal for enjoying sunny afternoons or hosting gatherings with friends and family. The property has a large single garage

with a driveway to the front providing off street parking. The garage also has a pedestrian door to the rear garden including power, light and up-and-over style door. The front garden is laid out in lawn. A path leads through a gate to the fully enclosed, rear garden. There are further flower beds and shrubs. There is a raised seating area and steps down to an area of patio in a sunny fully enclosed garden that will delight all who view.

EXTRAS

All fitted floor coverings, blinds, light fittings and integrated kitchen appliances to be included in the sale.

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

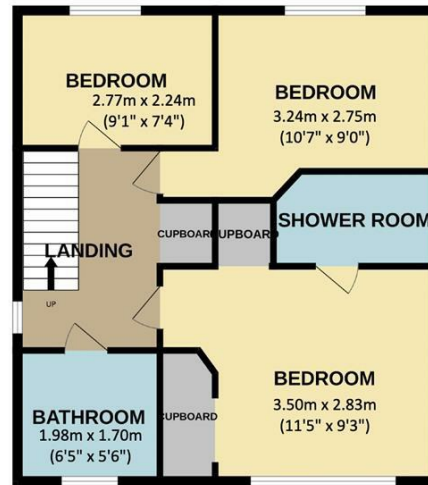
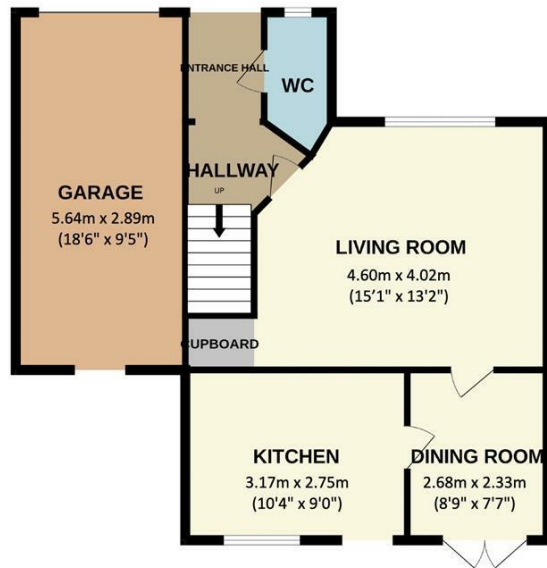
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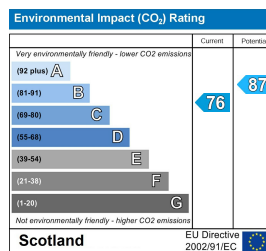
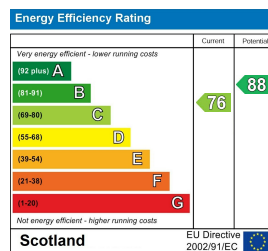
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To view this property call Colin Jenkins on 0800 999 1565



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