



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**SHANGRI-LA, ST MICHAELS**

St Andrews, Fife, KY16 0DU



Offering wonderfully light and airy accommodation, with neutral décor and modern fixtures and fittings, this generous detached bungalow (with one bedroom on the first floor) offers five bedrooms, two reception rooms, a dining kitchen, and three bathrooms (plus a separate WC), as well as lovely, well-maintained gardens, a detached garage, and a private driveway. The home is situated in St Michaels, a small village immersed in the Fife countryside.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



## FEATURES

- Detached bungalow in St Michaels
- Spacious, well-presented accommodation
- Welcoming hallway
- Living room and separate dining room
- Airy dining kitchen
- Five spacious double bedrooms
- Two en-suite shower rooms
- Separate family shower room
- Additional two-piece WC
- Lovely, well-maintained gardens
- Detached garage and private driveway
- Oil heating and double glazing



LIFE NOW  
IS SHORTER  
WHEN AN  
APPLE AND  
BANANA  
ARE IN  
FRUITS

2





"THIS FIVE-BEDROOM,  
THREE-BATHROOM HOME  
OFFERS PERFECTLY  
PROPORTIONED  
ACCOMMODATION  
FOR FAMILIES."





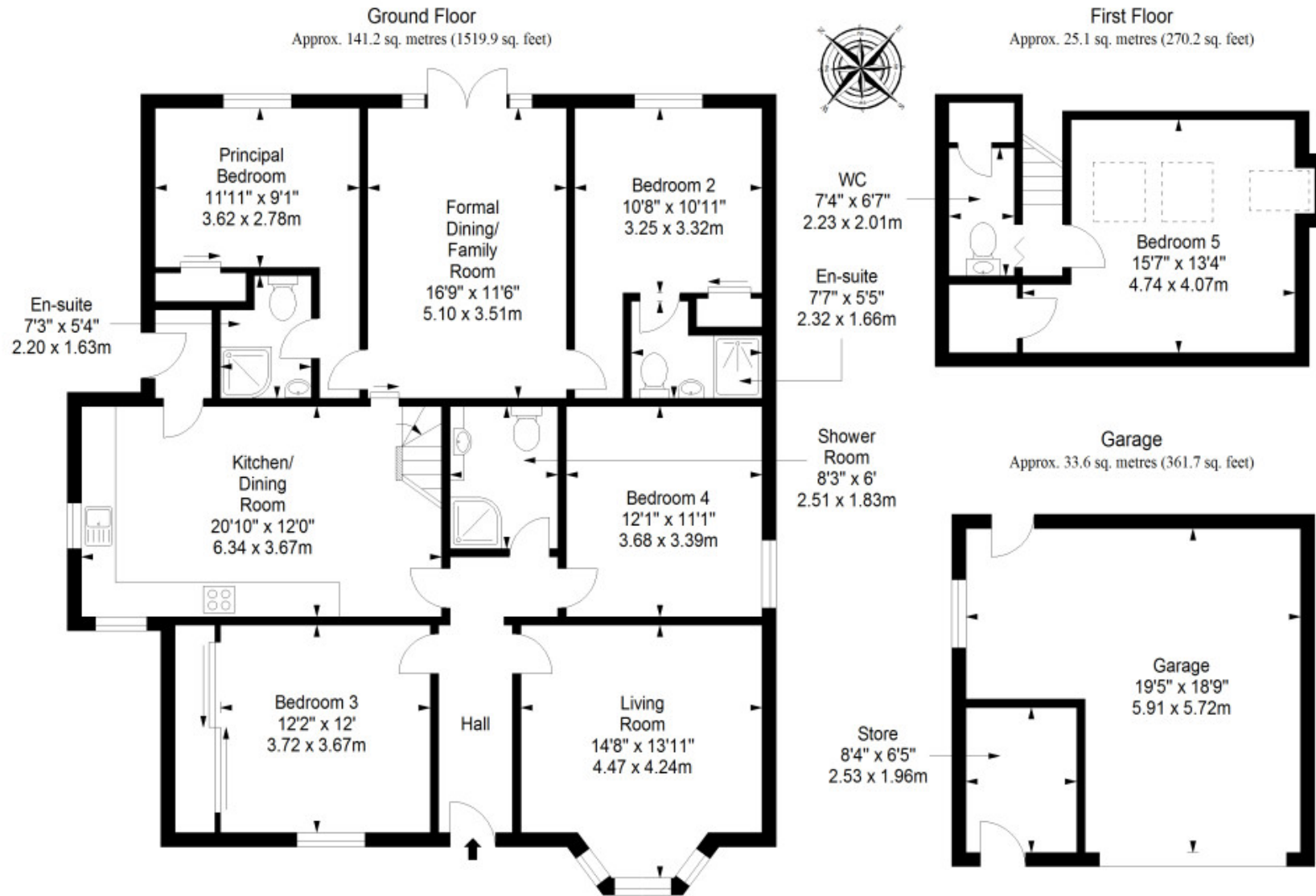
EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 01382 201 000



Total area: approx. 199.9 sq. metres (2151.8 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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