



GILSON GRAY

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18 Andrew Lang Crescent, St Andrews



Gilson Gray are delighted to bring to market a beautifully presented link-detached villa situated in a highly sought-after residential location. Andrew Lang Crescent is conveniently placed for a wide range of local amenities including shops, schooling, St Andrews University , St Andrews Golf Links and excellent commuter transport links.

The subject property offers comfortable accommodation which comprises: Bright lounge / dining room, contemporary kitchen, ground floor W/C, family bathroom and three well-proportioned bedrooms with the primary enjoying en-suite facilities. Practical attributes includes double glazing and gas fired central heating.

Externally the property benefits from private garden grounds to the rear and vehicular needs are catered for with a private driveway leading to a single garage. Internal viewing is essential to enable potential buyers to fully appreciate the extent and quality of accommodation within this magnificent family home.

Please note – Selected images include CGI images for illustrative purposes.



Floor Plans

GROUND FLOOR



1ST FLOOR



Living/Dining Room - 7.38m x 3.64m

Kitchen - 3.44m x 3.00m

W/C - 1.92m x 0.88m

Bedroom 1 - 4.05m x 3.11m

En-Suite - 2.06m x 1.45m

Bedroom 2 - 3.10m x 2.90m

Bedroom 3 - 3.03m x 1.90m

Bathroom - 2.09m x 1.94m









EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366

GLASGOW

160 West George Street
G2 2HQ
0141 530 2021

DUNDEE

2 West Marketgate
DD1 1QN
01382 201 000

EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481

BORDERS

01890 880 008