



Ranza Cottage, Brownhills, St. Andrews, KY16 8PL
Offers Over £450,000



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Ranza Cottage is an immaculately presented detached bungalow enjoying views towards St Andrews Bay and sea beyond. The property is positioned on the edge of St Andrews and benefits from off street parking. The bungalow is within a short travelling distance of the historic centre whilst the East Sands are within walking distance.

The bright accommodation is formed over one level comprising: entrance vestibule with utility area, reception hallway, lounge, open plan kitchen/diner, sun lounge, three bedrooms and shower room. The lounge has a feature wood burning stove and media recess cupboard with store cupboard above. The impressive kitchen has free standing range style cooker, fridge/freezer and wine fridge, which will be included in the sale price, and gloss white floor units and wall mounted units with complementary worksurfaces. The bespoke kitchen opens to the dining area, which enjoys open views over neighbouring field towards the sea. The master bedroom has built-in wardrobes with lighting. The second bedroom is of double size and the

third bedroom is presently utilised as a dressing room with built-in cupboard. The modern shower room suite consists of WC, wash hand basin and shower cubicle. The vestibule/utility room has a washing machine and tumble dryer, which will be included in the sale price.

The property has gas fired central heating, alarm system and double glazing.

The driveway is accessed via a gate and connects to the detached garage, which has been converted to an office and store room. The office has light and power supply. The front garden is laid with lawn, connects to the side and is bordered by various plantings. The side garden offers a hot tub, which will be included in the sale price. The rear garden also has a patio seating area whilst other features externally include electric points and under pelmet lighting.

Some furniture and televisions may be available by separate negotiation.

Rollos highly recommend an early inspection





- Detached cottage
- Lounge
- Sun lounge
- Open plan kitchen / diner
- Three bedrooms
- Shower room
- GFCH & DG
- Garden to front, side & rear
- Driveway
- Detached garage (office & store room)

INCLUDED

All fitted carpets, fitted floor coverings, range style cooker, fridge/freezer, wine fridge, washing machine, tumble dryer and hot tub are included in the marketing price.

SERVICES

Mains water, drainage, gas and electricity are connected to the property.

VIEWING

By appointment through our Rollos St Andrews Office
Telephone: 01334 477700

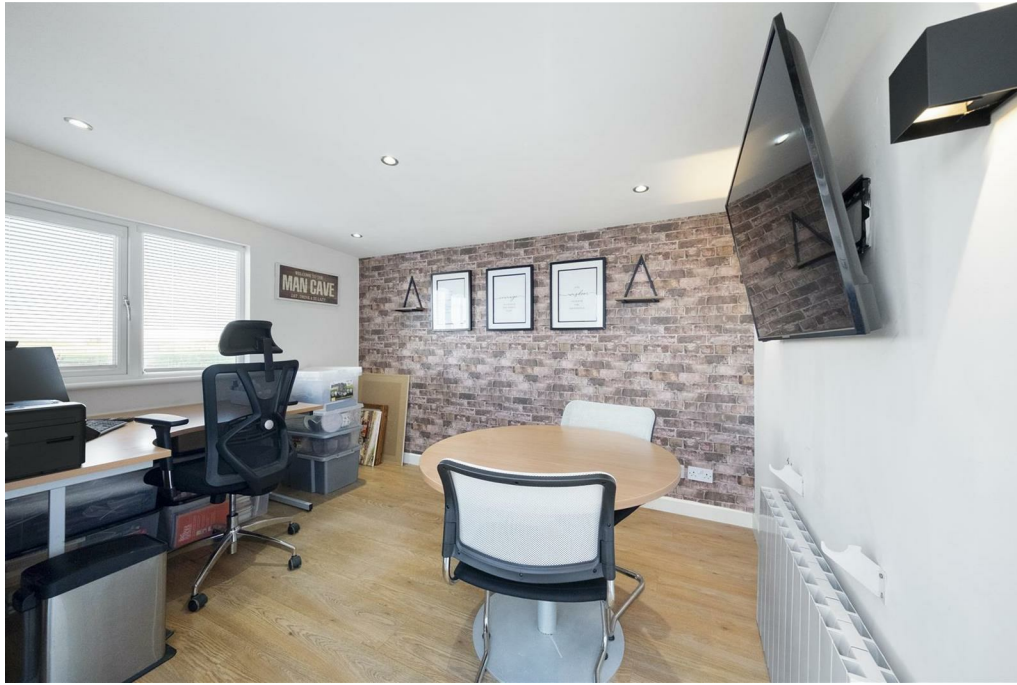
COUNCIL TAX BAND D

EPC RATING: D

FLOOR AREA: 1054.86 SQ FT







Room Sizes

Approximate measurements

Lounge	16'4" x 14'3"
Kitchen / Diner	11'2" x 22'4"
Sun Lounge	10'2" x 7'11"
Bedroom	16'3" x 12'8"
Bedroom	13'3" x 10'5"
Bedroom	10'4" x 14'4"
Shower Room	6'6" x 10'5"





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at any of our offices.

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