



22 Leonard Gardens, St. Andrews, KY16 8RD

Offers Over £380,000



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OFFERS OVER
£380,000

22 Leonard Gardens is a detached villa with a double detached garage and is pleasantly situated at the end of a cul de sac within a popular residential area. The property is conveniently placed for access to good local amenities which include schools, shops and hospital whilst the historic centre of St Andrews is within a short travelling distance.

The accommodation is formed over two levels comprising on the ground floor: main reception hallway with two useful built-in cupboards and W.C., lounge, dining room, breakfasting kitchen. The lounge overlooks the front garden whilst sliding doors connect to the dining room. The modern kitchen has a built-in breakfasting table, integrated hob, oven, dishwasher, fridge and freezer and floor and wall mounted units with complementary work surfaces. From here, a door leads out to the rear garden. The first floor accommodation comprises: three double bedrooms, two of which offer built-in wardrobes, and family bathroom. The modern bathroom suite consists of WC, wash hand basin, bath and shower cubicle.

The property benefits from gas-fired central heating and partial double glazing.

Externally, there is a driveway to the front for several cars and a double, detached garage with light and power supply. The front garden has an area of lawn bounded by various plants and shrubberies. The large garden to the rear is laid to lawn featuring various established plants, fruit trees and shrubberies and a gate from here offers direct access to the Lade Braes.

Rollos recommend an early inspection to appreciate the location and accommodation on offer.





- Detached villa
- Lounge
- Dining room
- Kitchen
- Three bedrooms
- Bathroom & WC
- GFCH & Partial DG
- Garden to front, side & rear
- Driveway
- Double garage

INCLUDED

All fitted carpets, fitted floor coverings and integrated appliances in the kitchen will be 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 F

EPC RATING: D

FLOOR AREA: 1313.20 SQ FT







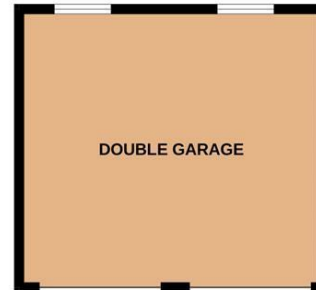
Room Sizes

Approximate measurements

Lounge	12'4" x 15'11"
Dining Room	12'4" x 12'1"
Kitchen	12'2" x 10'10"
Bedroom	11'5" x 13'4"
Bedroom	11'8" x 11'10"
Bedroom	12'3" x 9'3"
Bathroom	9'7" x 7'10"
W.C.	3'9" x 5'1"
Double Garage	17'8" x 16'2"



GROUND FLOOR



1ST FLOOR



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.
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without any obligation.

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at any of our offices.

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