



29 Norman View, Leuchars, KY16 0ES

Offers Over £185,000



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OFFERS OVER
£185,000

29 Norman View is an impressive ground-floor apartment, situated near the end of a popular residential cul-de-sac and presented in move-in condition. The property is well placed for local amenities, including schools, shops and recreational facilities, with Leuchars mainline train station nearby. St Andrews, approximately 6 miles away, and Dundee, around 8 miles away, provide a wider range of amenities.

The accommodation is formed on one level and comprises: an entrance vestibule leading to the main reception hall with a useful built-in cupboard, lounge, dining kitchen, three double bedrooms and a shower room. The lounge overlooks the front garden, offers space for dining and features a recessed alcove with a half-height cupboard below. The modern kitchen includes integrated hob and oven set into a breakfast bar and integrated fridge/freezer along with floor and wall-mounted units and complementary work surfaces. A door leads directly to the rear garden. Each bedroom benefits from built-in storage, while the contemporary shower room includes a WC, wash hand basin with vanity unit and

shower cubicle.

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

Externally, the front garden is laid with low-maintenance chips and is currently used by the owners as off-street parking for two cars. Please note there is no lowered kerb. The generous rear garden is mainly laid to lawn and includes raised beds, a variety of plants, mature shrubs and a covered decked seating area accessed directly from the kitchen.

Rollos highly recommends early viewing to appreciate the condition and accommodation on offer.





- Ground-floor apartment
- Lounge
- Dining kitchen
- Three bedrooms
- Shower room
- Gas-fired central heating
- Double glazing
- Garden to front & rear

INCLUDED

All fitted carpets, fitted floor coverings and integrated kitchen appliances 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 B

EPC RATING: C

FLOOR AREA: 893.41 SQ FT







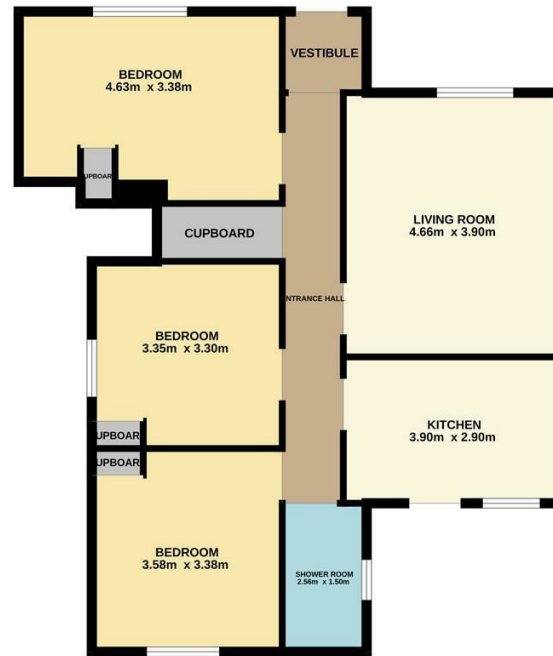
Room Sizes

Approximate measurements

Lounge	15'3" x 12'9"
Kitchen	12'9" x 9'6"
Bedroom	15'2" x 11'1"
Bedroom	10'11" x 10'9"
Bedroom	11'8" x 11'1"
Shower Room	8'4" x 4'11"



GROUND FLOOR
81.9 sq.m. approx.



TOTAL FLOOR AREA : 81.9 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for 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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