

7 Pipeland Walk

ST. ANDREWS, FIFE, KY16 8EJ



Excellent four-bedroom mid terraced home in a popular central location



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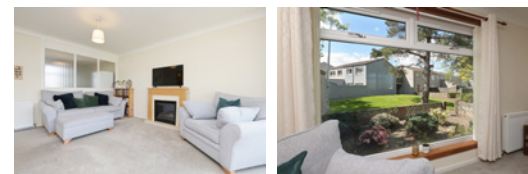


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7 Pipeline Walk is a delightful mid-terrace villa in good condition, located in the heart of St Andrews.

THE LOUNGE

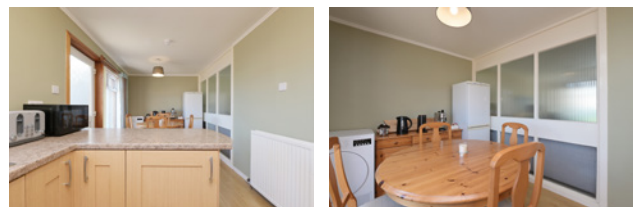


The entrance opens into a main front hallway, providing access to all rooms on this level. A convenient double WC is located off the hallway, leading into the spacious lounge with a large front-facing window that floods the room with natural light.

THE KITCHEN/DINER



To the rear, the kitchen-dining area is a real highlight, with a wide range of wall and base units, along with a table and eight chairs, perfect for family meals. From here, you have direct access to the rear garden.





Upstairs, the upper level features four bedrooms: three generously sized doubles, offering ample space for storage, and a single bedroom ideal for a home office. Completing the upper floor is a stylish three-piece fully tiled bathroom.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4

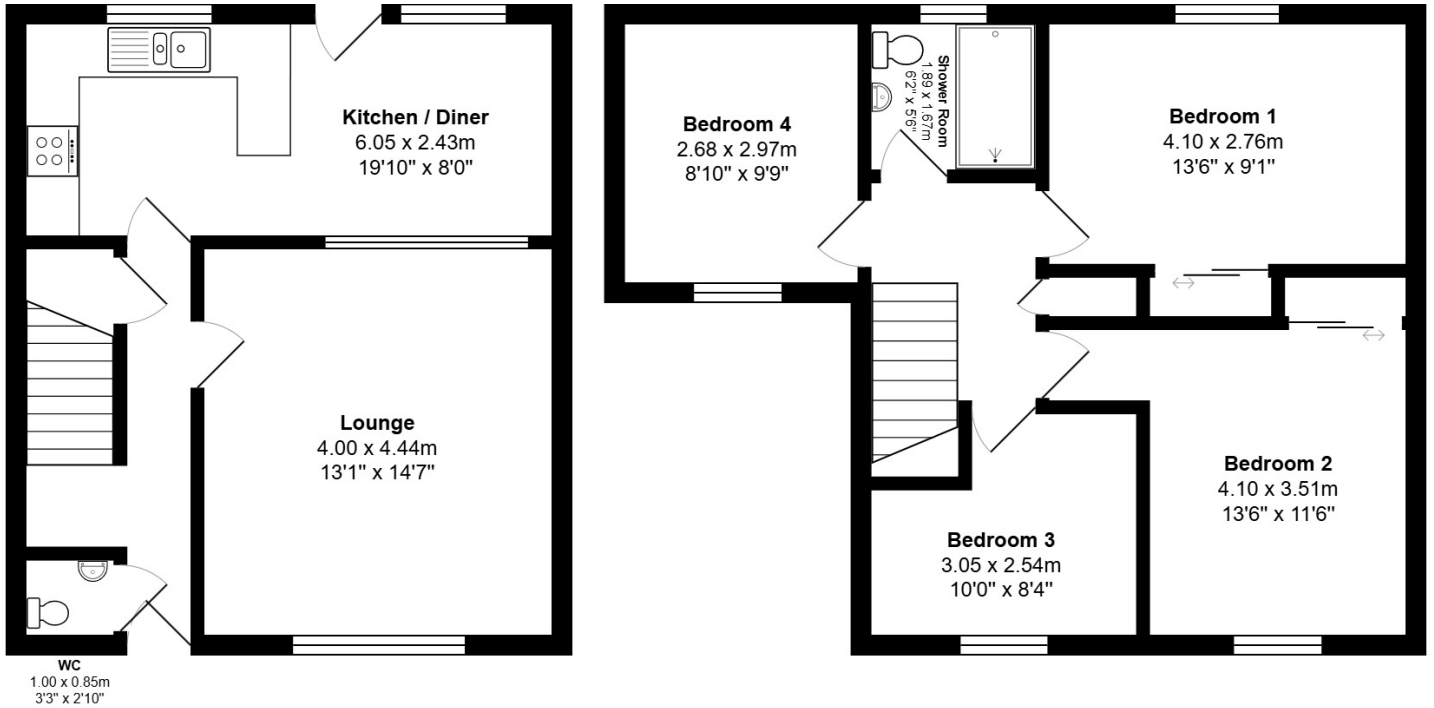


Outside, the fully enclosed rear garden offers privacy and a safe outdoor space. This property is a wonderful family home in a sought-after location, just waiting to be enjoyed.

EXTERNALS

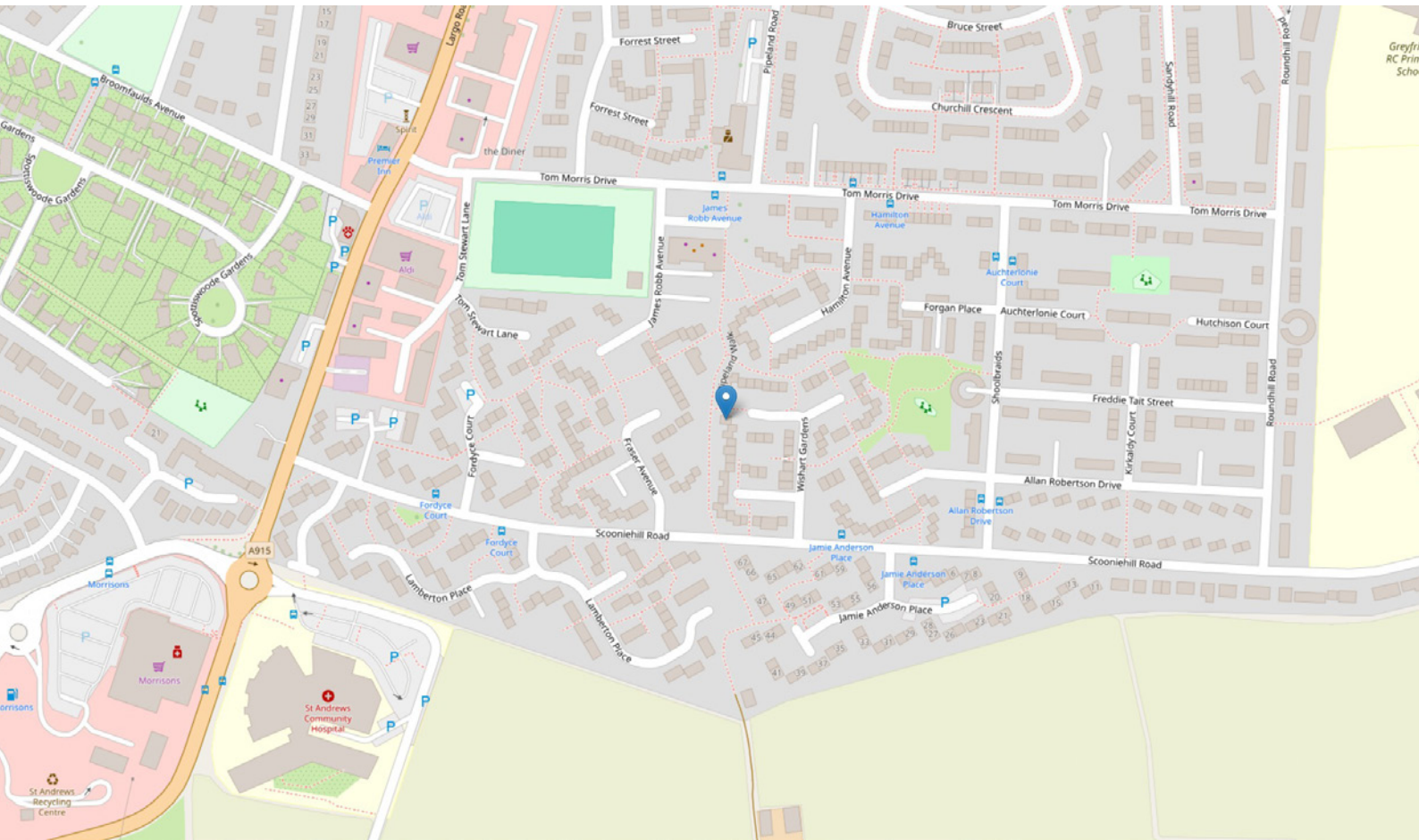


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 94m² | EPC Rating: C



THE LOCATION

St Andrews is one of Scotland's most sought-after towns, celebrated worldwide for its historic university, its stunning medieval architecture and its iconic golf courses. The town combines a rich heritage with all the conveniences of modern living. Its vibrant centre is filled with an excellent selection of shops, cafés, restaurants and bars, ranging from well-known high street names to independent boutiques and artisan food stores. Everyday needs are well catered for with supermarkets, banks and essential services close at hand, while larger retail outlets are easily reached in neighbouring towns.





Education is central to the town's identity, with highly regarded primary and secondary schooling available locally, complemented by the internationally renowned University of St Andrews. Transport connections are strong, with regular bus services, convenient road links and easy access to the nearby Leuchars train station, offering direct routes to Dundee, Edinburgh and beyond.

Leisure opportunities are exceptional, from the world-famous Old Course to numerous other golf courses across the area. The town also boasts leisure centres, sports clubs and a thriving cultural scene, with theatres, galleries and music venues contributing to a lively community. Expansive sandy beaches, dramatic coastal walks and beautifully maintained parks and gardens provide endless outdoor enjoyment, making St Andrews as attractive for its lifestyle as it is for its history and prestige.



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