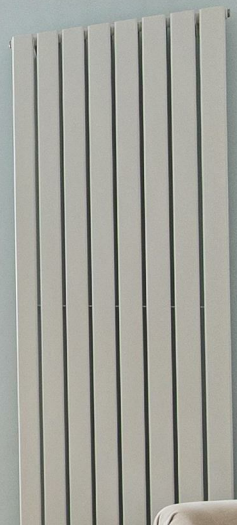




52 Lawmill Gardens, St Andrews, KY16 8QS

Offers Over £335,000



52 Lawmill Gardens St Andrews KY16 8QS

OFFERS OVER
£335,000

Rollos are delighted to offer to the market this impressive, extended, semi-detached villa offering an excellent modern living space and is set within a popular residential area of St Andrews. The villa benefits from off street parking via a driveway and garage. The property is conveniently placed for local schooling, shops and recreational facilities 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: hallway with useful built-in cupboard, lounge, sun room, open plan kitchen / dining room, utility area and shower room. The lounge has a feature wood burning stove and views over the front garden. Bi-folding doors lead through to the kitchen. The contemporary open plan kitchen / dining room has a free-standing range style cooker, space for freestanding appliances and floor and wall mounted units with complementary granite work tops. The kitchen extends to a utility area to the rear of the property with a glazed door leading out to the garden. The bright sun room features a

picture window over the rear garden, cupola to the ceiling and patio doors leading out to a decked seating area. The modern shower room suite consists of WC, wash hand basin with vanity unit below and shower cubicle. The first floor accommodation comprises: three bedrooms, two with built in storage, and a bathroom. The impressive bathroom suite consists of WC, wash hand basin and bath with shower over.

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

The property sits on a generous corner plot with the front garden laid to lawn with various plantings. The enclosed garden to the rear has charming patio seating areas, decked area, lawn, various established plants, trees and shrubberies. A driveway leads to the garage positioned to the rear of the property.

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





- Impressive semi-detached villa
- Lounge & Sun room
- Open plan Kitchen / Dining room
- Utility area
- Three bedrooms
- Bathroom & Shower room
- GFCH & DG
- Gardens to front, side & rear
- Driveway
- Garage

INCLUDED

All fitted carpets, fitted floor coverings and freestanding range cooker will be included in the marketing price.

SERVICES

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

VIEWING

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

COUNCIL TAX BAND E

EPC RATING: C

FLOOR AREA: 1076.39 SQ FT







Room Sizes

Approximate measurements

Lounge	13'7 x 10'3
Sun Room	12'9 x 7'10
Kitchen / Dining Room	16'7 x 11'5
Utility Area	8'2 x 6'6
Bedroom	13'8 x 8'8
Bedroom	11'6 x 10'0
Bedroom	10'7 x 7'8
Bathroom	6'2 x 5'5
Shower Room	6'2 x 5'5

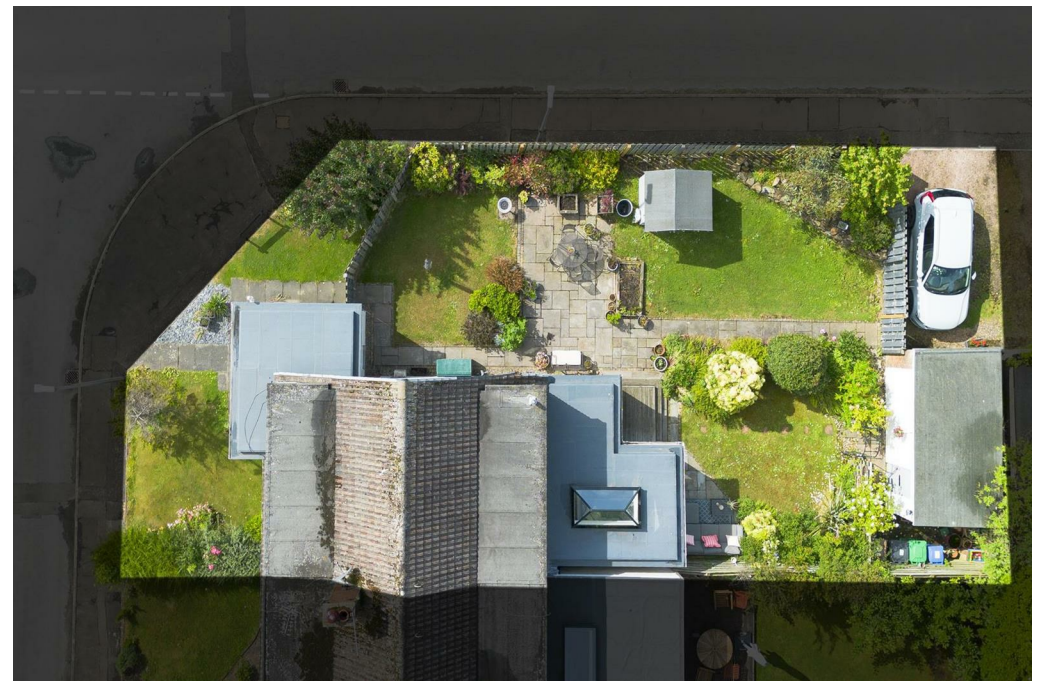




Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1311359)



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We are pleased to offer a **free valuation and quotation** without any obligation.

Contact our Property Department at any of our offices.