



3 Learmonth Place, St. Andrews, KY16 8XE

Offers Over £385,000



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**OFFERS OVER
£385,000**

3 Learmonth Place is an impressive, eco friendly, semi-detached villa benefitting from energy saving improvements including solar panels and an air source heat pump and battery storage. The villa also is presented in move-in condition and has off street parking via a driveway and garage. The property is conveniently placed for access to good local amenities which include nearby schooling and Botanic Gardens. Central St Andrews is within a short travelling distance with world class amenities available including shops, restaurants, University and golf facilities.

The bright accommodation is formed over two levels comprising on the ground floor; reception hallway, lounge, kitchen / diner, bedroom and bathroom. The main reception hallway has a useful built-in cupboard and stripped wood flooring, which extends to the lounge and kitchen / diner. The dual aspect lounge has a picture window overlooking the front garden and side window providing further natural light. A door connects to the kitchen / diner. The modern kitchen has an integrated hob, oven and dishwasher, space for freestanding appliances and

floor and wall mounted units with complementary work surfaces. A door opens to the rear garden. The dining area has an under stair cupboard. The double bedroom has a built-in cupboard and overlooks the rear garden. The modern bathroom suite consists of WC, wash hand basin and bath with shower over. The first floor accommodation comprises: hall with walk-in store and two good-sized double bedrooms with built-in storage.

The property benefits from double glazing, solar panels and electric air source heat pump.

Externally, the front garden is laid with biodiversity in mind with an array of wild plantings, trees and shrubberies. The enclosed garden to the rear has a charming patio seating area, lawn bordered by an array of established plantings, shrubberies and trees. A gate from this garden leads to the garage and driveway located on Huntly Place.





- Semi-detached villa
- Lounge
- Kitchen / Diner
- Three double bedrooms
- Bathroom
- Electric Air Source Heat Pump
- Double glazing
- Solar panels & Battery storage system
- Gardens to front side & rear
- Garage & Driveway

INCLUDED

All fitted carpets, fitted floor coverings and integrated appliances in the kitchen will be included in the marketing price.

SERVICES

Mains water, drainage 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: A

FLOOR AREA: 1011.81 SQ FT







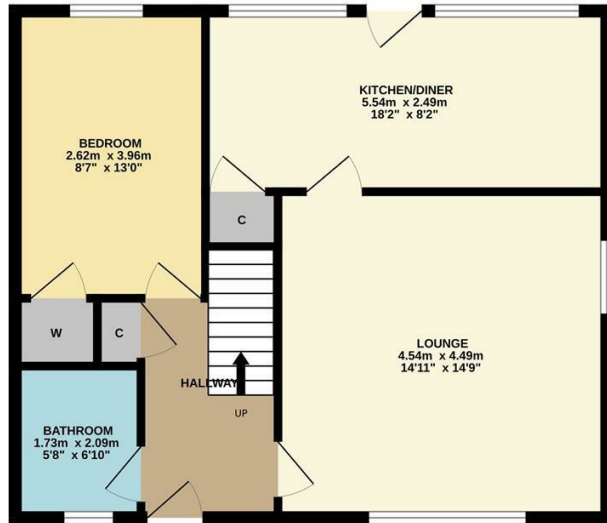
Room Sizes

Approximate measurements

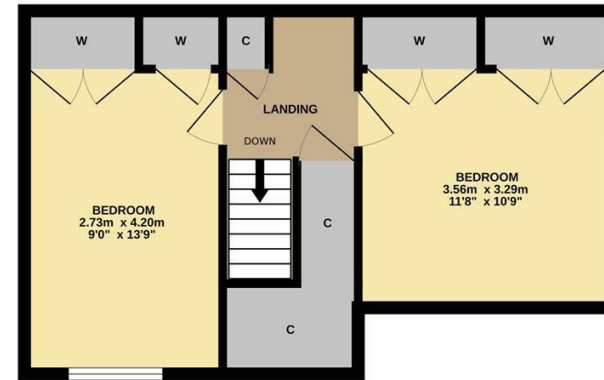
Lounge	14'10" x 14'8"
Kitchen / Diner	18'2" x 8'2"
Bedroom	8'7" x 12'11"
Bedroom	11'8" x 10'9"
Bedroom	8'11" x 13'9"
Bathroom	5'8" x 6'10"



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

Contact our Property Department
at any of our offices.