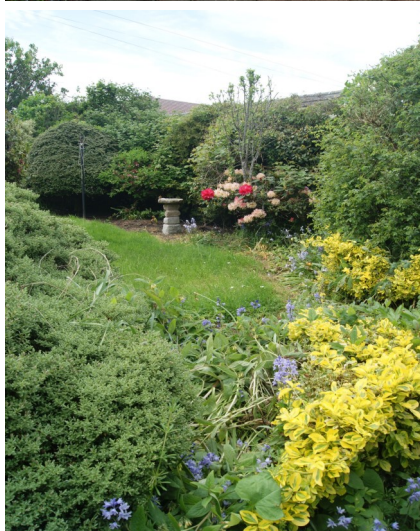


SOLICITORS  ESTATE AGENTS

10 Kinkell Terrace St Andrews

FT & DC
WALLACE

Offers Over £300,000



FORTH HOUSE, FORTH STREET, LEVEN, FIFE KY8 4PW tel: 01333-423804 fax: 01333-428360 DX: 560873 LEVEN

e-mail: email@ft-dc-wallace.co.uk

web site: www.ft-dc-wallace.co.uk

partners: David M. Ritchie LLB (hons) D. Gordon Wood LLB (hons)

Detached bungalow with three bedrooms. The property would benefit from some updating throughout but is in a very desirable area of St Andrews and has great potential to develop upwards (with the appropriate permissions). Off-street parking and pleasant gardens to the front and rear. Garage and greenhouse. The property benefits from double glazing and gas central heating.

St Andrews is a very popular and desirable location and famous throughout the world for its University and of course, golf. The town itself has many amenities to cater for all sorts of interests. Too many shops, bars and restaurants to mention. Cinema, beaches, leisure centre, excellent schooling, public parks, sports facilities, supermarkets, bus station, etc, too.

The property can be entered from the front door into a vestibule and then into the hall or from the side door which leads into the kitchen. A storage cupboard is located in the hall and access to the attic.

Lounge **3.65m x 3.65m**
Bright room located to the front of the property. Bay window. Sealed fireplace. Storage cupboard. Radiator.

Kitchen **3.98m x 2.80m**
Base and wall units in beech effect finish. Windows to side and to rear. Door to side of property. Storage cupboard. Stainless steel sink and drainer. Vinyl flooring.

Bedroom 1 **3.65m x 3.64m**
Bright and airy, versatile room located to the front of the house with bay window. Covered fireplace. Radiator.



Bedroom 2 **4.08m x 3.80m**
Located to the rear of the property with cottage-style window to rear. Covered fireplace with timber surround. Laminate flooring. Radiator.

Bedroom 3 **3.19m x 2.78m**
Single bedroom with window to the side of the property. Covered fireplace. Laminate flooring. Radiator.

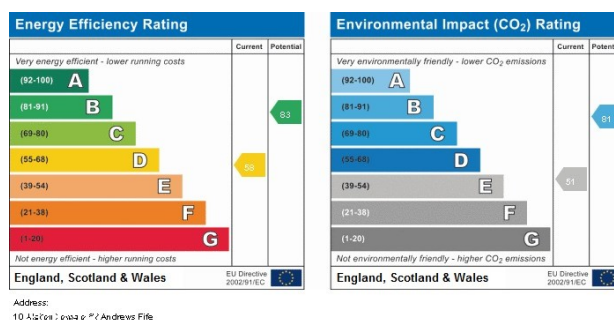
Bathroom **2.35m x 1.80m**
Three piece bathroom suite consisting of bath, wash hand basin and w.c.. Fitted corner cabinet. Window to side of property. Ladder radiator. Vinyl flooring.

Exterior
The front garden consists of lawn with flower beds. Path leading to the front door and hedging on the front boundary. Iron gates lead onto the drive and on to the garage with a second set of low gates and access to the rear garden. The sheltered rear garden consists of lawned area with mature shrubbery and fruit trees. The garage can be accessed via a side door or by the front "up and over" garage door. Electric supply. Timber shed. Metal wash poles.



Extras
Any carpets, curtains, blinds and lightfittings throughout are included in the sale together with the garden shed and greenhouse.

Council Tax - Band "E" for the year 2023-24.



Viewing
Please contact FT & DC Wallace to arrange a viewing appointment. Telephone 01333 423804.

THE PROPERTY MISDESCRIPTIONS ACT 1991

- The particulars have been prepared with care and approved by our vendors as correct. They are however only intended as a guide to the property, with measurements being approximate and usually referring to maximum dimensions.
- It is important that your solicitor informs this office of your interest, otherwise the property may be sold without prior notice.
- The vendors are not bound to accept the highest or any other offer.