

FT & DC
WALLACE

**Melville Grove
16 Largo Road
St Andrews**

Offers Over £250,000



St Andrews is a popular historic town, best known for being the Home of Golf and of course, for its University, as well as many other historic locations. St Andrews pretty much has something to suit everyone. The amazing and popular West Sands beach, Sea Life Centre, eclectic shops, restaurants, bars and cafes and so much more, make for a vibrant town. St Andrews is well served for supermarkets, schools, nurseries, leisure activities and sports. There is a bus station offering great transport links, as well as a nearby train station in Leuchars.

Melville Grove is a ground floor flat (in a block of four) with two bedrooms in a relatively central location within easy walking distance to amenities in the local area. Ideal as an investment opportunity, student accommodation, holiday home or permanent residence. The property is in need of a deal of improvements which is reflected in the price, but offers an opportunity to style the property to your own taste. With garden ground to the front and rear, it's an opportunity not to be missed.

The property is entered by a timber front door leading into a small vestibule and through a part-glazed timber door into the hall which offers access to the bathroom, bedrooms and lounge. The property benefits from gas central heating.

Lounge **4.36m x 4.01m**
 Located to the rear of the property, the lounge has a window to the rear and door to the kitchen. There is a wall-mounted gas fire with timber surround. Shelved cupboard containing gas meter. Radiator.



Bedroom 1 **5.53m x 4.01m**
 Located to the front of the property, this bedroom is of generous proportions and would make a very comfortable room. Double window formation. Radiator.



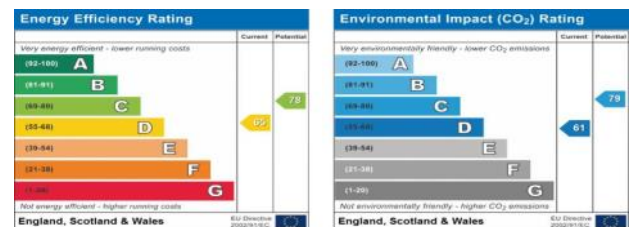
Bedroom 2 **3.17m x 2.55m**
 A single or small double room with window to the rear of the property.

Bathroom **3.38m x 1.30m**
 Consisting of bath, wc and wash hand basin. Window with privacy glass to the front of the property. Frosted window to hall. Radiator.



Exterior
 There is garden ground to the front of the property consisting of grassed area and path to front door together with a mutual path around the side of the property, leading to the back garden and back door as well as access to other properties. At the rear, the grassed area to the left hand side (boundary hedge side) belongs to the property with a small shared portion (with one other property) at the bottom of the garden. A timber shed situated on the concrete area at the back door, belongs to number 16.

Energy Performance Rating



Council Tax - Band "D" for 2025.

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.