

WILLIAMS GRAY WILLIAMS

Lawyers and Estate Agents

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**RECEPTION HALLWAY, OPEN PLAN LIVING/DINING AREA, KITCHEN,
TWO DOUBLE BEDROOMS, SINGLE BED/BOX ROOM, BATHROOM,
CENTRAL HEATING, DOUBLE GLAZING, GARDEN TO FRONT AND REAR
WITH GARDEN SHED, SEPARATE SINGLE GARAGE**

This light and spacious **MID-TERRACED VILLA** is situated within the popular village of Leuchars in north-east Fife, close to the university town of St Andrews and sandy beach of Tentsmuir with its forest walks. The property is formed over two levels offering well proportioned accommodation ideally suited to the first time purchaser, small family or rental investor. The village itself benefits from excellent local amenities including a primary school, doctors' surgery and a selection of shops. The main line train station allows for easy commuting and efficient local bus services for both St Andrews and Dundee give opportunity for more extensive shopping and recreational facilities.



**Viewing by appointment telephone Cupar 01334 656644
FIXED PRICE £105,000**

www.williamsgraywilliams.co.uk

ENTRANCE

Entry to the property is via a white UPVC door with glazed insets opening into the reception hallway

RECEPTION HALLWAY

Doors open to living room and cloakroom with toilet. A large walk-in fitted cupboard houses the hot water tank and electricity meter and gives access to further storage space beneath the stairs. Stairs lead to upper level. Radiator.

CLOAKROOM WITH W.C

W.C and corner wash hand basin.

LIVING/DINING ROOM 3.68m x 7.38m (12'1" x 23'11")

A wood panelled door from the hallway leads into the open plan living/dining room. Large UPVC windows with secondary glazing overlook both the front and rear gardens, the dining area leads into the kitchen area. Vinyl flooring. Radiator.

KITCHEN 2.38m x 2.50m (7'9" x 8'2")

Open plan kitchen with fitted floor and wall mounted units houses an integrated oven and hob with extractor above and a stainless steel sink with left hand drainer. Plumbed for a dishwasher and allowing space for a fridge freezer. Double glazed UPVC window with secondary glazing overlooking rear garden. Vinyl flooring.

Timber back door leads into rear porch area/utility, with plumbing for washing machine, this area also houses the boiler. Access to the rear garden is through a UPVC double glazed door.

A carpeted staircase rises from the front hallway to the upper level. The Upper Hallway houses a small cupboard press and the landing provides access via a hatch to the loft and roof space.

BATHROOM 2.01m x 1.69m (6'7" x 5'6")

Three piece suite comprises W/C, wash hand basin and bath with electric shower above. A frosted UPVC double glazed window provides natural light. The bathroom benefits from splashback tiling, radiator and linoleum flooring.

BEDROOM ONE 3.62m x 2.71m (11'10" x 8'10")

Good sized double bedroom with views to the front of the property, built in double wardrobe, large double glazed window allowing plenty of natural light. Accessed through timber door and warmth provided by radiator. Carpeted floor.

BEDROOM TWO 2.83m x 3.62m (9'4" x 11'10")

A further double bedroom with large double glazed window overlooking the rear garden, built-in double wardrobe with shelving, hanging space and storage above. Timber door, carpeted floor, radiator.

BOX/SINGLE ROOM 2.61m x 2.88m at widest point (8'7" x 9'5") at widest point

Single room currently being used as a study space with window overlooking front of the property, built-in single wardrobe with hanging space. Carpeted floor and radiator.

GARDENS

The front garden is laid to lawn. The rear garden is enclosed by a fence and accommodates a garden shed, outside tap and rotary clothes drier.

GARAGE (SEPARATE FROM PROPERTY)

Single garage with up and over metal door. A timber gate in the rear garden provides access to the garage area and communal car park.

DIRECTIONS

Travelling east along the A91 towards St Andrews, upon entering the town of Guardbridge at the roundabout in the centre of the town take the first exit (left) heading towards RAF Leuchars. Turn right onto the Main Street after approximately 1 mile, turn left to stay on the Main Street, turn right onto Pitlethie Road and turn right again to stay on Pitlethie Road. Warwick Close is on the left. A For Sale board will be evident.

SERVICES

Electricity, water, gas, telephone and drainage.

VIEWINGS

By appointment through Williams Gray Williams, 7 St Catherine Street, Cupar. Telephone 01334 656644

ENERGY RATING – BAND D