



RESIDENCE

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Viewing by appointment with Residence Hamilton

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3 Bedrooms | 1 Public Rooms | 3 Bathrooms

This beautifully presented three-bedroom end-terraced villa is located within the exclusive St Andrews West development, a highly desirable residential setting on the peaceful outskirts of the historic town of St Andrews.

The property offers bright, contemporary and well-proportioned accommodation, finished to a high standard throughout with modern fixtures, fittings and a stylish, neutral décor. The home is ideally suited to a variety of buyers, particularly families, professionals and those seeking a modern, low-maintenance property within this sought-after coastal location.

The accommodation comprises a welcoming entrance hallway with storage and cloaks/WC, a spacious lounge which flows seamlessly into an impressive open-plan dining area and modern breakfasting kitchen, complete with integrated appliances and a central island. The dining area provides direct access to the enclosed rear garden.

On the upper floor there are three well-proportioned double bedrooms, all benefiting from storage. The principal bedroom features a Juliet balcony and a contemporary en-suite shower room, whilst a modern family bathroom with shower over bath serves the remaining bedrooms.

Further features include air source central heating, double glazing, excellent storage and quality fixtures and fittings throughout.

Externally, the property enjoys attractive, easily maintained gardens with the enclosed, southwest-facing rear garden providing an ideal space for outdoor entertaining and relaxation. There is also convenient allocated parking.

St Andrews West is a highly desirable development located within easy reach of the town centre, University of St Andrews, the world-famous Old Course and West Sands Beach. The area offers excellent schooling, independent shops, restaurants, coastal walks and transport connections to Edinburgh and beyond, making it an exceptional location for modern family living.



1248.61 sq ft | EER = C



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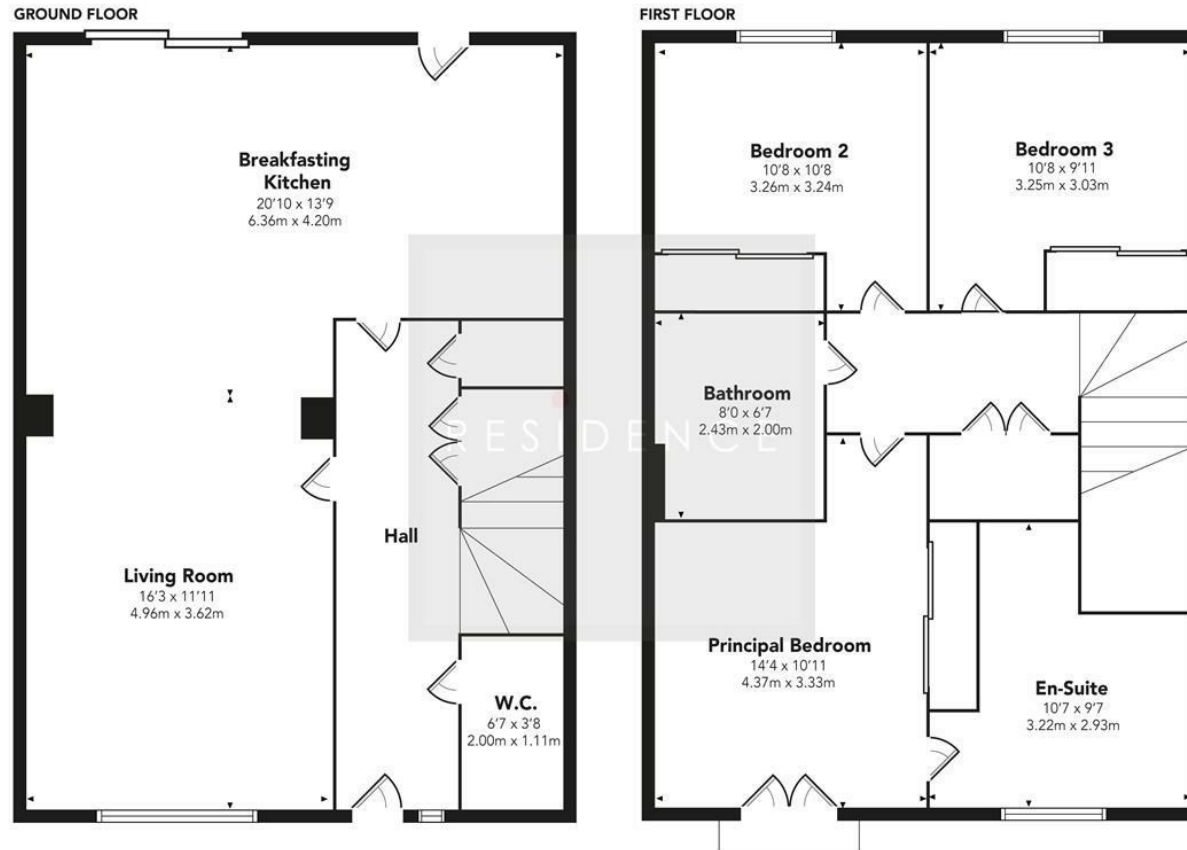




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Bell Brae



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.