



11 Muir Gardens, St. Andrews, KY16 9NH

Offers Over £650,000



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**OFFERS OVER
£650,000**

This spacious, well-presented, detached villa with double garage enjoys an excellent position in a popular and sought after area. It stands within a quiet and exclusive development of similar quality properties built by Headon Developments in 1999. It is well placed for Lawhead Primary School and the new Madras College and has easy access to the town centre.

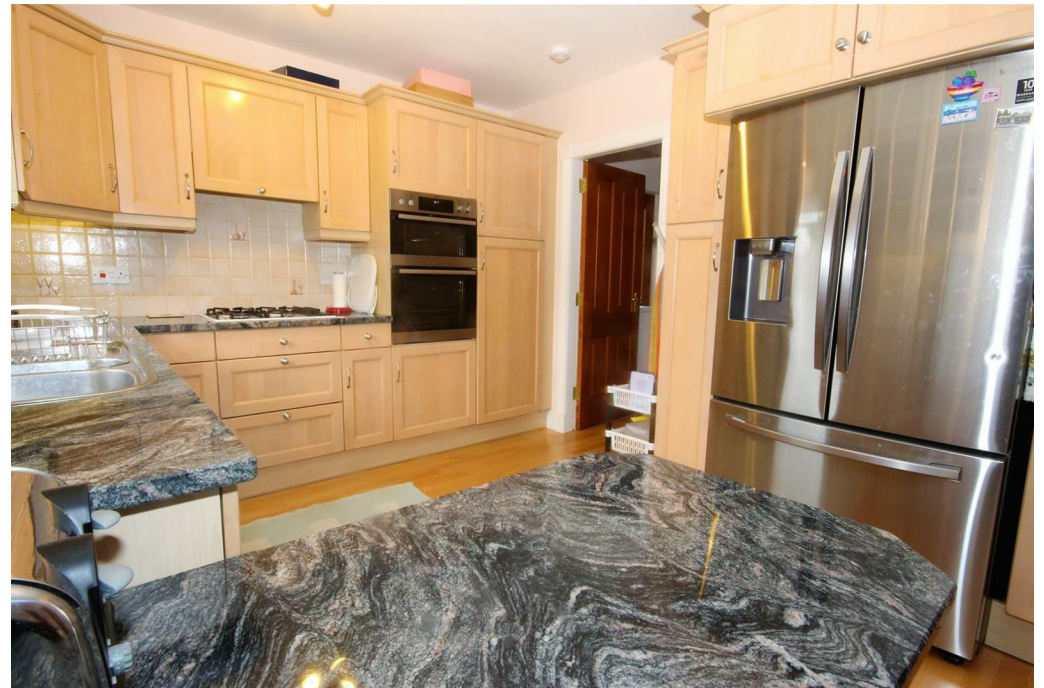
The front door opens into a hall with under stair cupboard. The lounge sits to the front of the property with a bay window overlooking the garden. There is a living flame gas fire with feature fireplace. Glazed, double doors open to the dining room, which is to the rear of the property overlooking the rear garden. A further door opens to the spacious dining kitchen. It is well fitted with wall and floor units, granite worktops, integrated double oven, gas hob and space for freestanding dishwasher and fridge freezer. A door leads to the utility room, which has space for a washing machine and tumble dryer and has a door out to the garden. On this level, there is a shower room comprising W.C., wash hand basin and walk-in shower, as well as a

living room / bedroom 5.

A staircase leads to the upper level, where there are four double bedrooms and a study / bedroom 6. The large master bedroom is to the front of the property with large, built-in, mirror fronted, wardrobes and a fully tiled en-suite comprising shower cubicle, W.C. and marble topped wash hand basin. The three further good-sized double bedrooms all offer built-in wardrobes. The family bathroom is fully tiled and comprises a jacuzzi bath with shower over, W.C. and wash hand basin.

The property benefits from gas fired central heating and double-glazing throughout.

To the front and side, there are areas of lawn fringed by small shrubs. The south facing rear garden is fully enclosed, laid out in grass surrounded by shrubs and flowers, and offers an area of patio. There is a large driveway and detached double garage with pedestrian door to the garden.





- Detached villa
- Lounge & Dining room
- Living room / Bedroom 5
- Dining kitchen
- Master bedroom & En suite
- Three further bedrooms
- Bathroom & W.C.
- Study / Bedroom 6
- GFCH & DG
- Gardens & Garage with 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, gas and electricity are connected to the property.

VIEWING

By appointment through our Rollos St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND G

EPC RATING: D

FLOOR AREA: 2024.00 SQ FT







Room Sizes

Approximate measurements

Lounge	14'4" x 17'7"
Dining Room	14'4" x 12'3"
Bedroom	10'9" x 11'10"
Kitchen	18'3" x 10'2"
Utility	7'0" x 7'10"
Shower Room	3'6" x 7'10"
Bedroom	10'11" x 11'7"
En Suite	7'4" x 7'6"
Bedroom	12'9" x 15'8"
Bedroom	14'5" x 15'8"
Bedroom	10'11" x 8'8"
Study	6'11" x 10'4"
Bathroom	6'11" x 8'7"



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Approximate Gross Internal Area = 188.0 sq m / 2024 sq ft

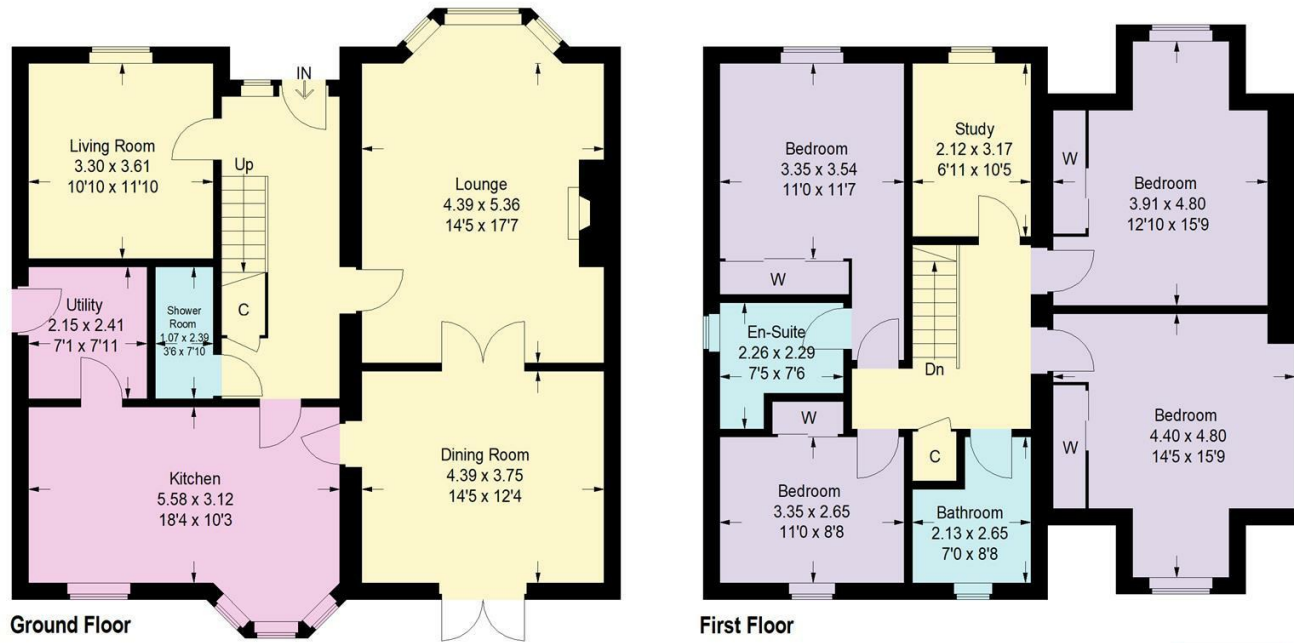


Illustration for identification purposes only, measurements are approximate, not to scale.
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We are pleased to offer a
free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.