

70 Warwick Close

LEUCHARS, ST ANDREWS, FIFE, KY16 0HP



*LOVELY THREE BEDROOM
FAMILY HOME*



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70 Warwick Close is a delightful mid-terraced house in excellent condition. The property has been upgraded by the present owners and is in walk-in condition.

There is a welcoming reception hall with stairs leading to the upper level and a large storage space straight ahead. The open-planned lounge/dining area and kitchen is a good size and has large windows flooding the room with natural light. The fully fitted kitchen is located to the rear with a full range of floor and wall-mounted units and door leading out to the landscaped rear gardens. There are three double bedrooms on the upper level all of which are a good size. The bathroom is also located on the upper level and has a white suite comprising of a shower, WC and wash hand basin complete with splash-back tiling. The property features double glazing and gas central heating.

The gardens to the rear have been landscaped to incorporate a low-maintenance area to the rear, all of which are fully enclosed by fences. Viewing is highly recommended to appreciate the accommodation on offer.







Bedroom 1



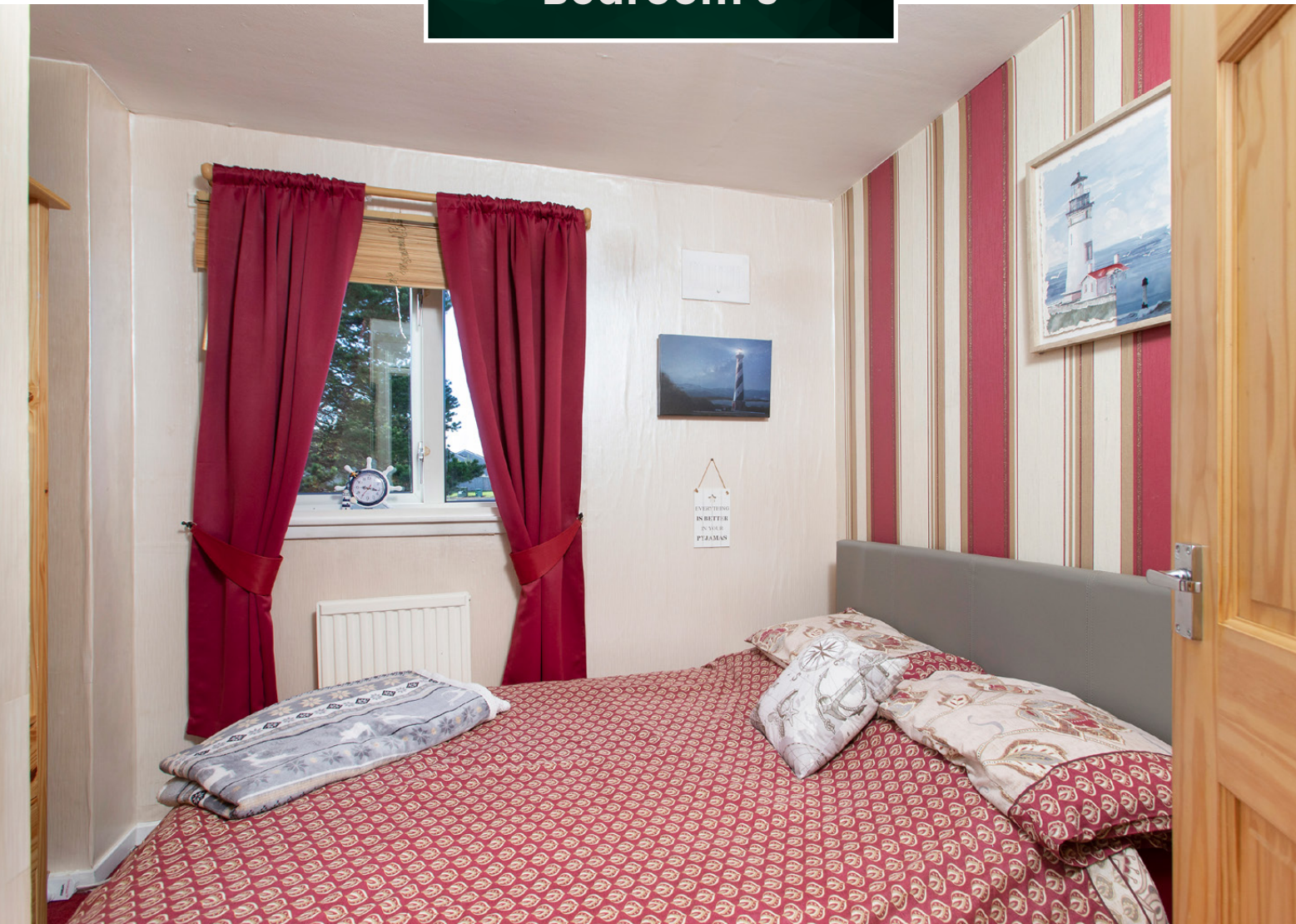


Bedroom 2



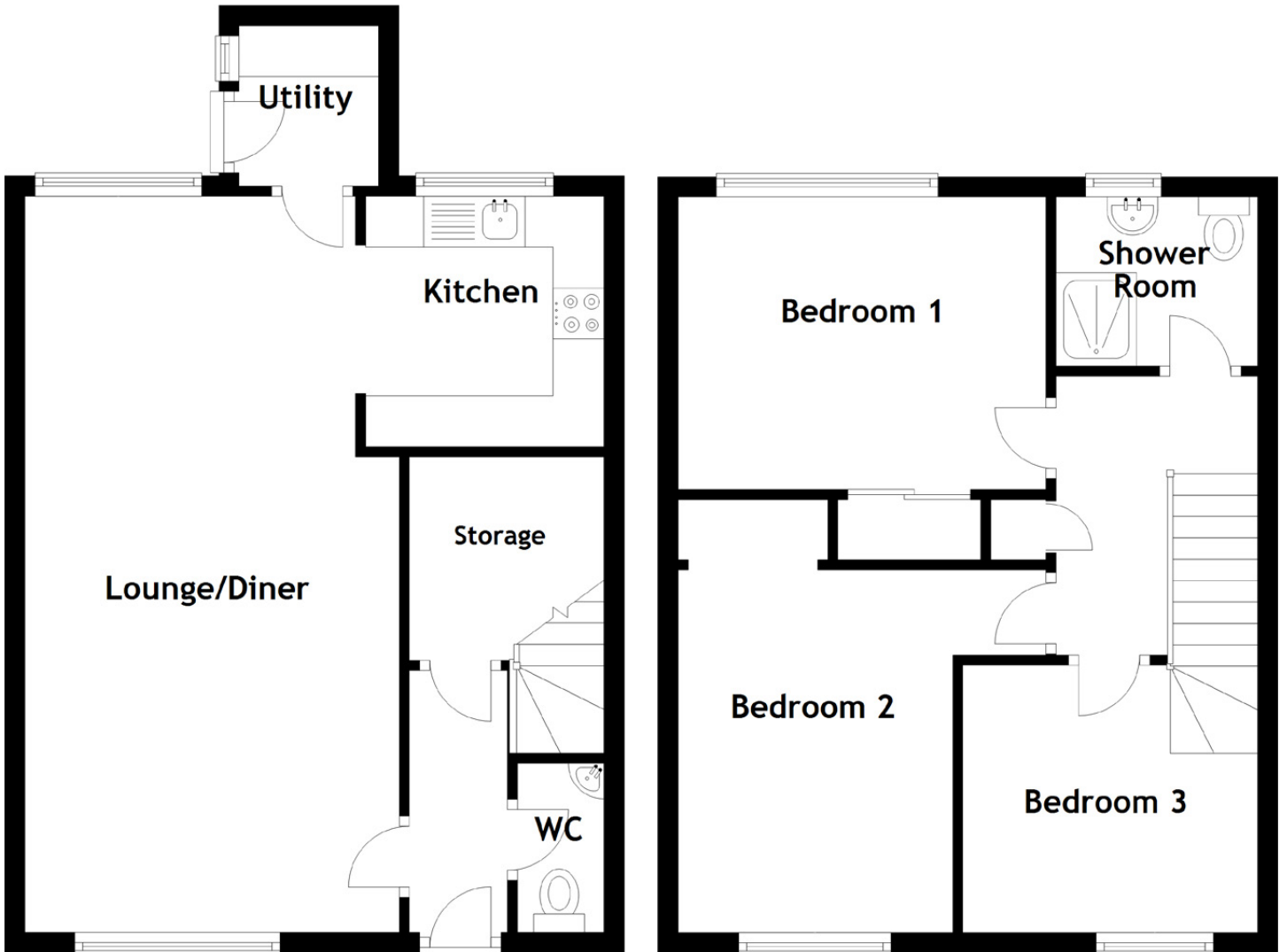


Bedroom 3





DISCLAIMER This property is sold as seen.



Approximate Dimensions

(Taken from the widest point)

Lounge/Diner 7.26m (23'10") x 3.69m (12'1")
Kitchen 2.47m (8'1") x 2.35m (7'8")
Bedroom 1 3.62m (11'11") x 2.89m (9'6")
Bedroom 2 3.58m (11'9") x 2.70m (8'10")
Bedroom 3 2.90m (9'6") x 2.64m (8'8")

Shower Room 1.99m (6'6") x 1.67m (5'6")

Gross internal floor area (m²): 86m²

EPC Rating: E





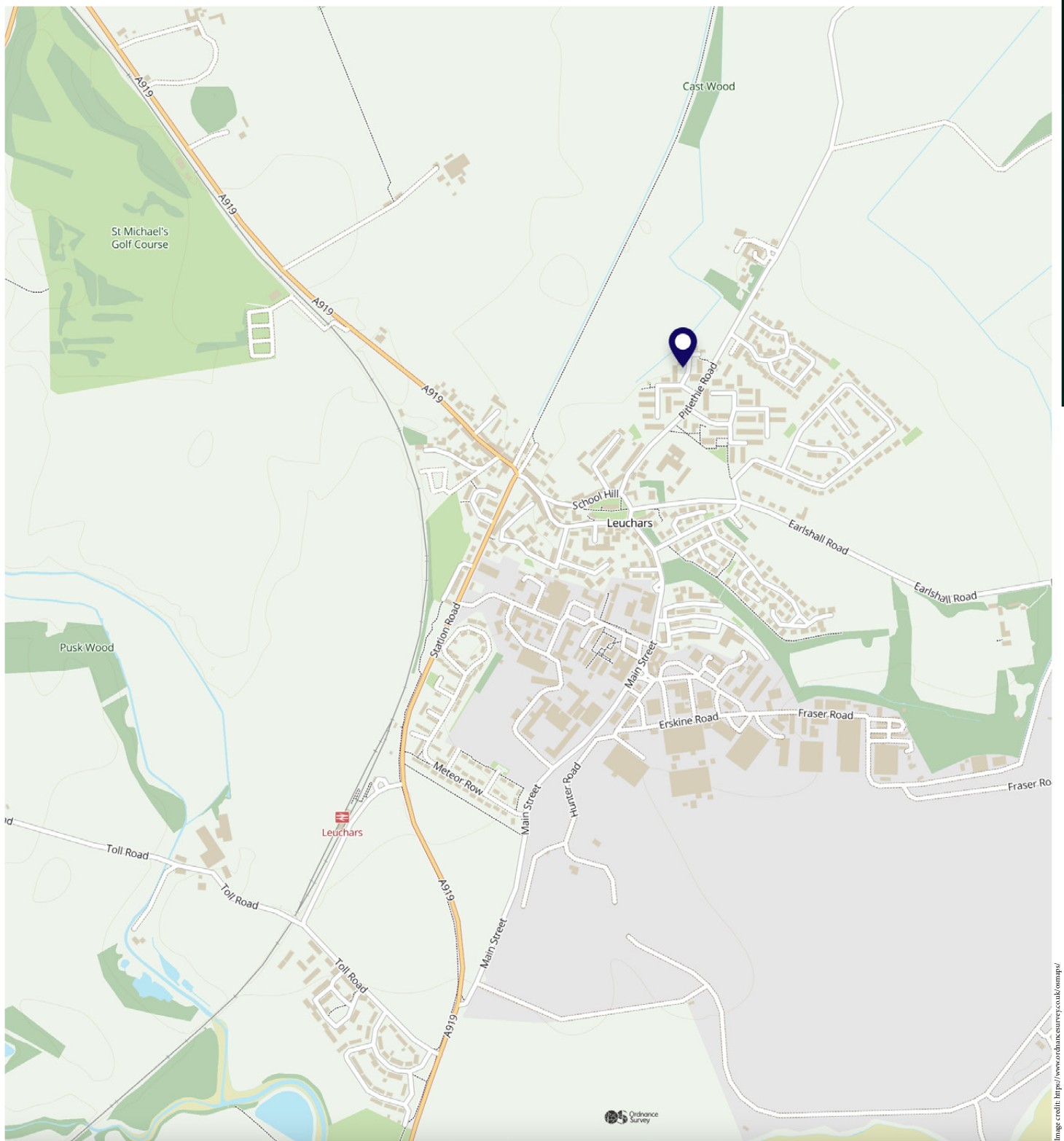
EARLSHALL CASTLE

Leuchars is situated south of the Firth of Tay and offers picturesque views of the river and surrounding countryside. Leuchars has a close-knit community, with a range of amenities including shops, schools, and recreational facilities. There are frequent buses to Dundee and St Andrews, as well as the mainline railway station within walking distance from the property.

St Andrews is renowned worldwide as the 'Home of Golf'. The Old Course is a regular host to the Open Championship. There are now six further golf courses run by the St Andrews Links Trust, including the Castle Course opened in 2009. There are many other golf courses in the area including the Duke's Course, two courses at Fairmont, St Andrews Bay and Kingsbarns.

Beyond St Andrews is the East Neuk of Fife, with a spectacular coastline which boasts fishing villages built around picturesque harbours and a famous prize-winning sandy beach and a beach with rock pools.

The Location



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**Part
Exchange
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THE SUNDAY TIMES
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Text and description
JAY STEIN
Area Sales Manager



Layout graphics and design
ALAN SUTHERLAND
Designer

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