

9 Leonard Gardens

ST ANDREWS, KY16 8RD



Approximate Dimensions
(Taken from the widest point)

Lounge	4.30m (14'1") x 3.15m (10'4")
Kitchen/Diner	6.00m (19'8") x 3.20m (10'6")
Conservatory	5.65m (18'6") x 3.05m (10')
WC	2.00m (6'7") x 1.50m (4'11")
Shower Room	2.75m (9') x 1.80m (5'11")
Bedroom 1	3.75m (12'4") x 3.15m (10'4")
Bedroom 2	3.80m (12'6") x 3.15m (10'4")
Bedroom 3	2.75m (9') x 2.60m (8'7")
Garage	6.30m (20'8") x 3.05m (10')

Gross internal floor area (m²): 107m²

EPC Rating: C