



Mon Abri

La Brigade, St Andrews, GY6 8RQ

£575,000

LOCAL MARKET

SOLE AGENT

This traditional semi-detached granite cottage offers pleasant rural views and an opportunity to create a charming family home.

In need of modernisation, the property provides well proportioned accommodation which includes a kitchen, large lounge, dining room, three bedrooms and two shower rooms. Externally, Mon Abri benefits from parking and a garage/workshop with a low maintenance courtyard style garden.

School catchment: St Martin's Primary School & Les Beaucamps High School

Key facts



- Traditional granite cottage
- Semi detached
- Three bedrooms
- Rural outlook
- In need of modernisation
- Parking and courtyard style garden

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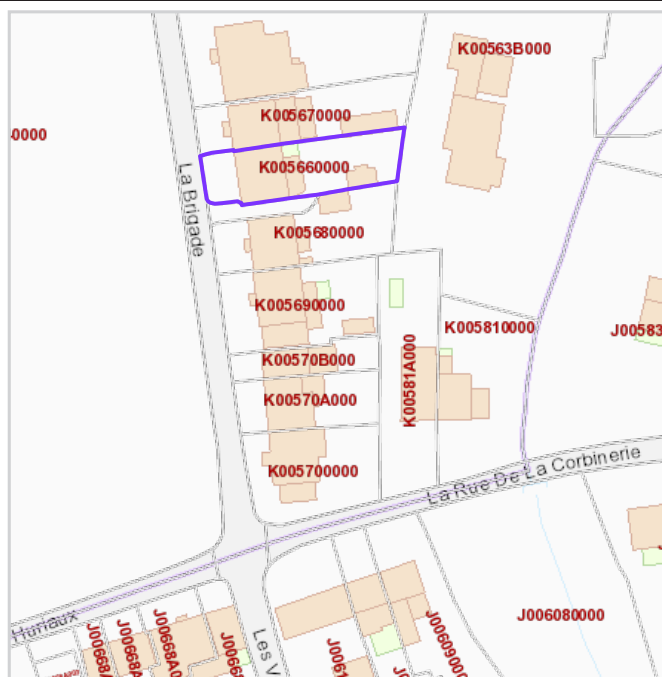
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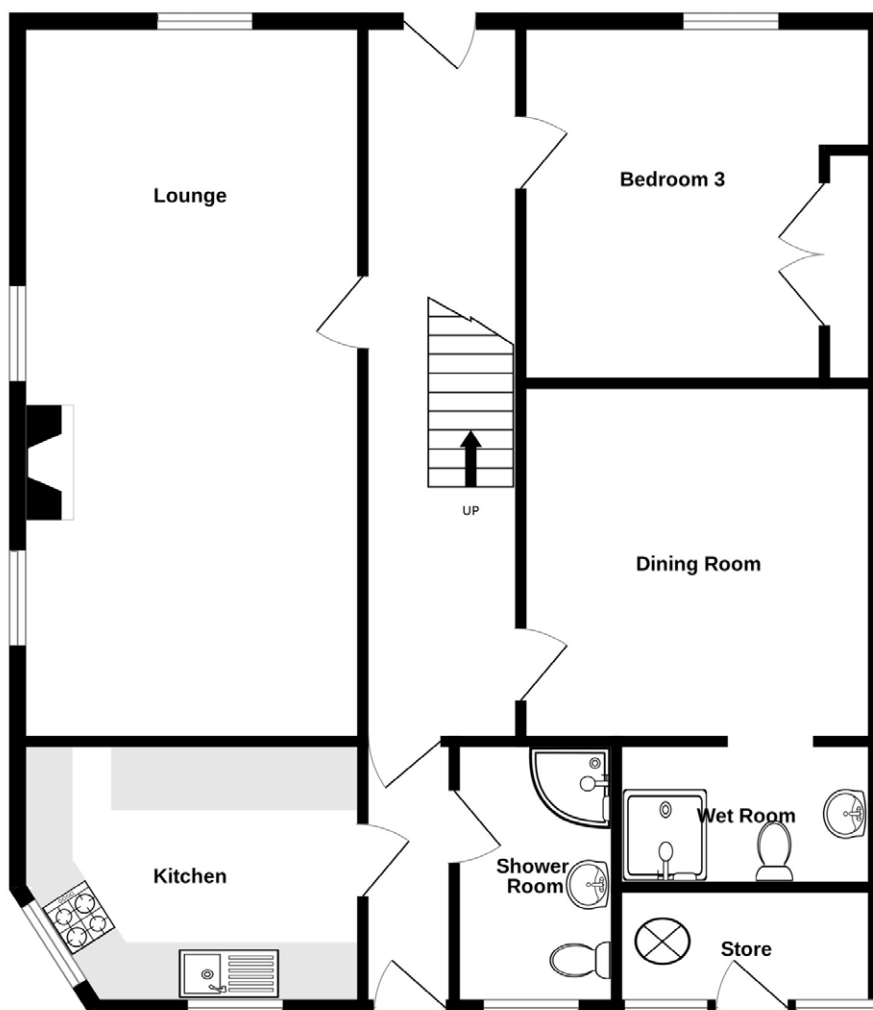




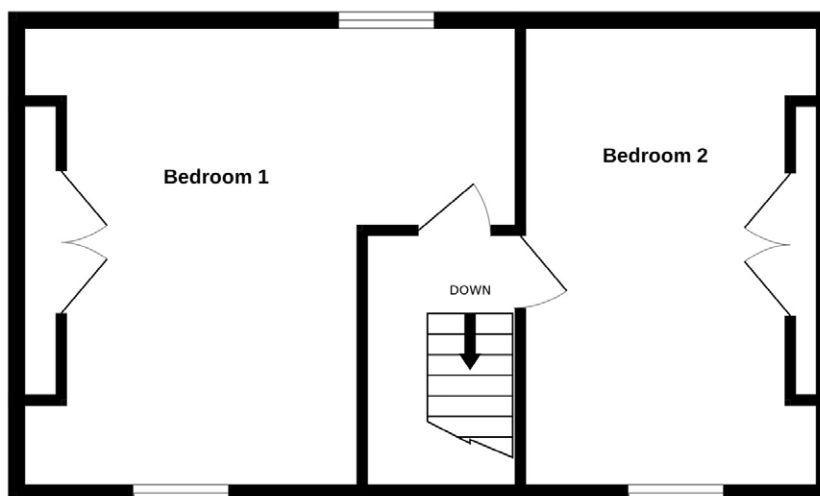
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Floorplan

Ground Floor



First Floor



GROUND FLOOR

Entrance hall

24'11 x 5'6 (7.6m x 1.7m)

Lounge

24'11 x 12' (7.6m x 3.7m)

Kitchen

11'11 x 9'3 (3.7m x 2.8m)

APPLIANCES:

- Creda fridge
- Hotpoint freezer
- Montpellier dishwasher
- Hotpoint oven
- Hotpoint hob
- AEG tumble dryer.

Inner hall

9'2 x 2'9 (2.8m x 0.8m)

Shower room

9'2 x 5'4 (2.8m x 1.6m)

Bedroom 3

12'7 x 12'4 (3.9m x 3.8m)

Dining room

12'2 x 10'5 (3.7m x 3.2m)

Shower room

7' x 5' (2.1m x 1.5m)

Store

6'10 x 4'2 (2.1m x 1.3m)

FIRST FLOOR

Bedroom 1

16'5 x 11'9 (5m x 3.6m)

Bedroom 2

16'4 x 10' (5m x 3.1m)

EXTERIOR

The property is approached off the road via a shared driveway onto a gravelled parking area and access to the;

Garage/Workshop

16'8 x 8'11 (5m x 2.7m)

There is a fore garden laid to lawn with mature planting and to the rear of the property is a large area laid to gravel and paving slabs.

Please note that the neighbouring property has the benefit of a right of way over the rear of the Mon Abri.

Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity and water, mains drainage, oil fired central heating, uPVC double glazing.

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What3words: receives.purchasers.loiter

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CONTACT OUR LOCAL MARKET TEAM



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