

Les Oiseaux Lodge

St Andrew



Cranfords are delighted to present Les Oiseaux to the local market, ideally situated on a quiet road on the outskirts of St Andrews. This deceptively spacious four-bedroom semi-detached home offers exceptional flexibility to suit a variety of lifestyle needs. Full of charm and character, the property features attractive details such as arched doorways and sections of flagstone flooring, while still providing ample opportunity for a new owner to personalise and make it their own. Although well maintained throughout, there are a few areas that would benefit from some light updating. This wonderful family home boasts generous parking and enjoys both front and rear sunny, secure gardens, perfect for entertaining, as well as being safe for children and pets.

Early viewing is highly recommended to fully appreciate all that this unique home has to offer.

- ✓ 4 Bedrooms
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- ✓ 2 Bathrooms
- ✓ Generous Living Space
- ✓ Excellent Character Throughout
- ✓ Move in Condition Throughout
- ✓ TRP 217
- ✓ Great Family Home
- ✓ Ample Parking
- ✓ Main Drain

Accommodation

Ground Floor

Entrance Porch

8' 9" x 8' 0" (2.67m x 2.44m)

Entrance Hall

Max.

15' 1" x 7' 6" (4.60m x 2.29m)

Kitchen/Diner

Appliances include Kuperbusch five ring induction hob, Beko double oven, Hotpoint washing machine & American style fridge/freezer.
22' 6" x 15' 9" (6.86m x 4.80m)

Lounge

20' 0" x 12' 4" (6.10m x 3.76m)

Sun Room

16' 0" x 10' 8" (4.88m x 3.25m)

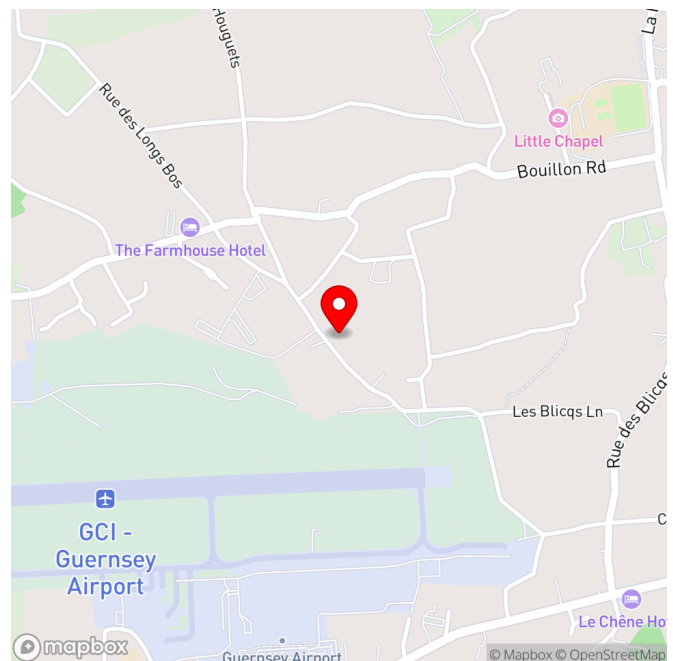
Bedroom 4

11' 6" x 8' 6" (3.51m x 2.59m)

Sun Room

13' 3" x 10' 7" (4.04m x 3.23m)





For clarification we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. Cranfords Estate Agents Limited.

