



Ensemble Nous

Rue Des Pointes, St Andrews

£1,295,000

LOCAL MARKET

Contemporary detached chalet bungalow | Independent wing option

Stunning principal bedroom with views | Open plan kitchen/dining | Large plot with workshop and outbuildings

Ample parking



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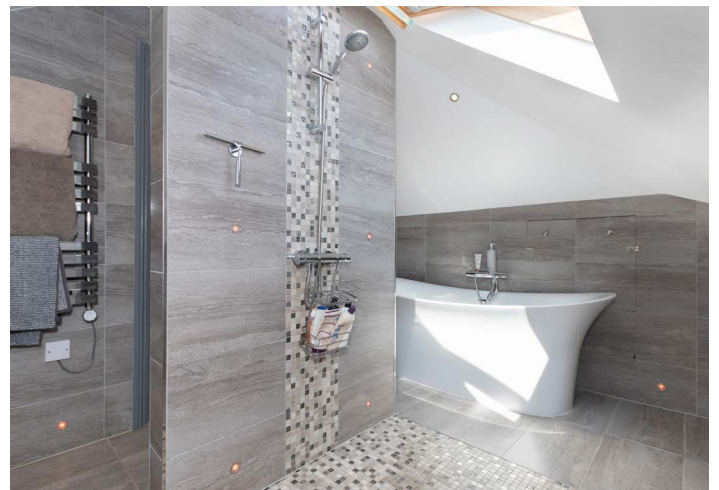
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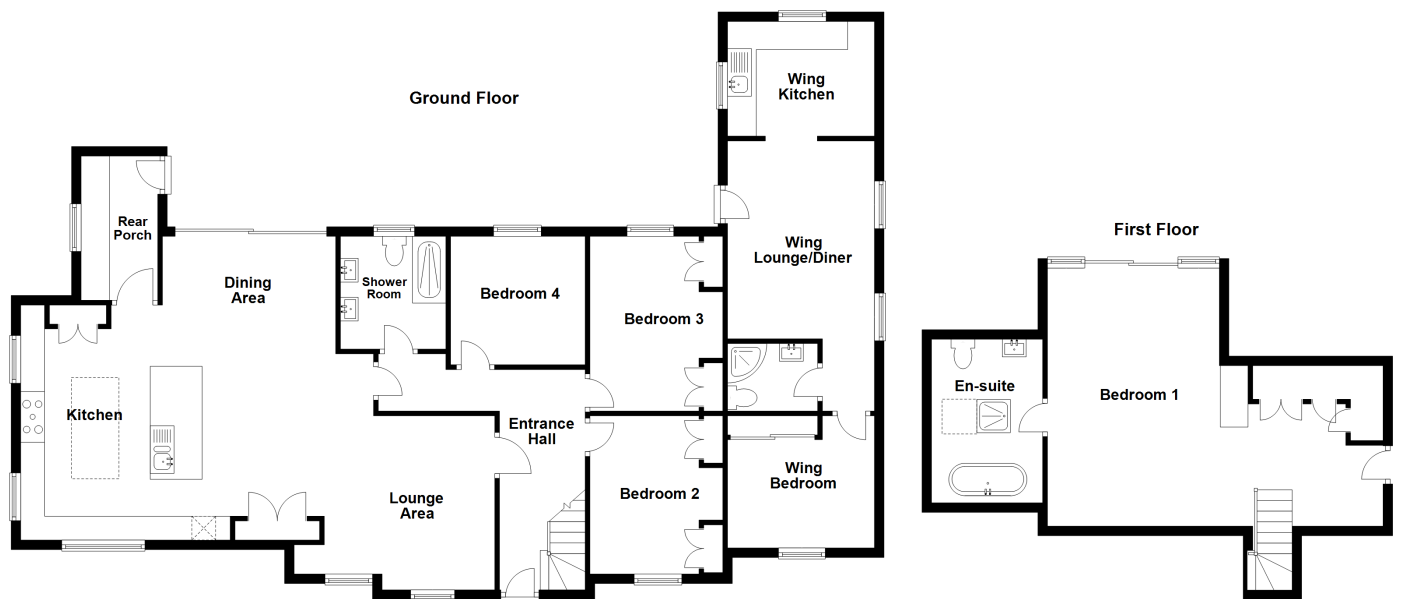




Wing







About Ensemble Nous

Situated down a quiet lane in St Andrews Ensemble-Nous is a well presented detached four bedroom chalet bungalow with the benefit of a separate one bedroom wing. The property has recently been modernised to include a spacious open plan living room/ kitchen diner, shower room and four bedrooms. Located on the first floor is a stunning principal bedroom with en suite and beautiful views out onto the garden and distant countryside. To the side elevation is a spacious independent wing which comprise kitchen, lounge/ diner, shower room and bedroom. Boasting ample parking, various workshops, and storage rooms the property sits on a large west facing plot. The garden has been well landscaped with patio, lawn and benefits from a lovely outlook over fields.

ACCOMMODATION COMPRISING

Entrance Porch

3' x 3' (0.91m x 0.91m)

Entrance Hall

16' x 6' (4.88m x 1.83m)

Open plan kitchen/ living room

17' x 9' (5.18m x 2.74m)

Contemporary open plan kitchen diner/ living room with lovely view out onto the garden.

Bathroom

8' x 6' (2.44m x 1.83m)

Bedroom 2

12' x 9' (3.66m x 2.74m)

Fitted wardrobes.

Bedroom 3

11' x 9' (3.35m x 2.74m)

Fitted wardrobes.

Bedroom 4

9' x 8' (2.74m x 2.44m)

Fitted wardrobes.

Bathroom 2

12' x 8' (3.66m x 2.44m)

Bedroom 1

22' x 19' max (6.7m x 5.8m max)

Dressing area.

WING

Lounge / Diner

15' x 10' (4.57m x 3.05m)

Kitchen

10' x 8' (3.05m x 2.44m)

Bathroom

6' x 4' (1.83m x 1.22m)

Bedroom

10' x 8' (3.05m x 2.44m)

OUTSIDE

Office

15' x 15' (4.57m x 4.57m)

Fitted with a W.C.

Shed

16' x 7' (4.88m x 2.13m)

Summerhouse

29' x 14' (8.84m x 4.27m)

Appliances

Rangemaster oven, Bosch Fridge, Bosch Freezer, Neff Cooker Hood, Neff induction hob, Quooker tap and Miele dishwasher.

OUTSIDE

Front

Gravelled parking for numerous cars.

Rear

Patio area perfect for alfresco entertaining and lawned rear garden.

TRP: 367

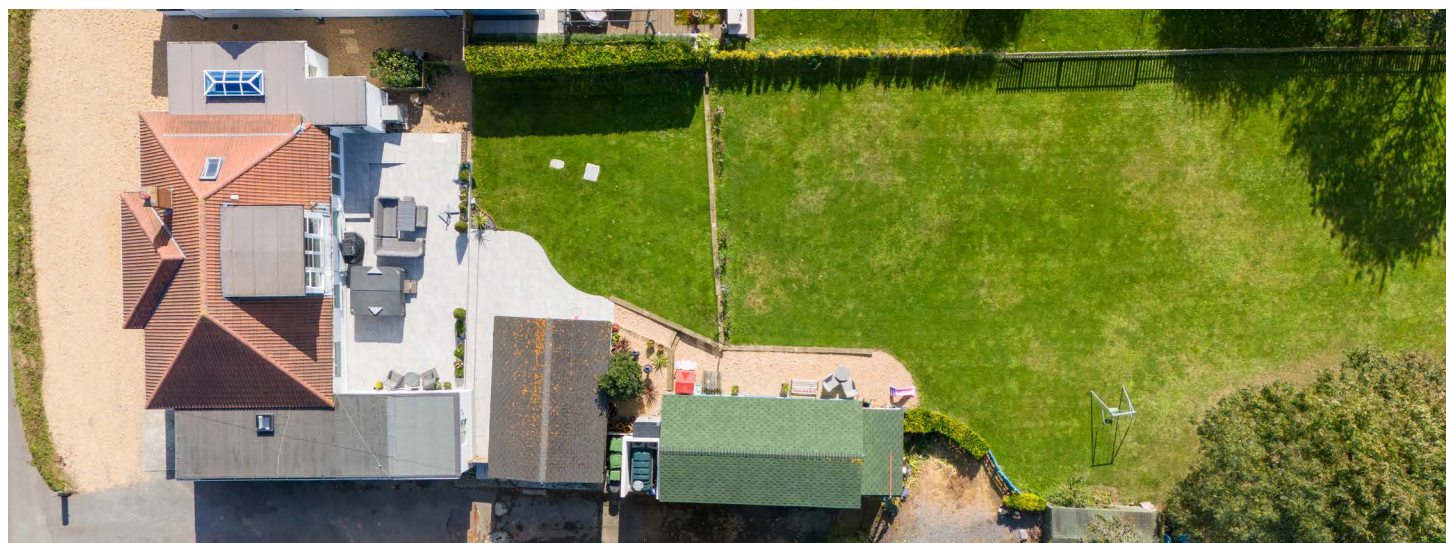
Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and cesspit drainage. Oil fired central heating, underfloor heating in the bathrooms. Electric heating in the wing.

Construction: Single block and thermobarded. uPVC double glazed windows. uPVC fascias and soffits.

Price includes: Carpets, curtains, light fittings and appliances as listed.



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