



12 Fetterdale Fields, Leuchars, KY16 0EG

Offers Over £225,000



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OFFERS OVER
£225,000

Rollos are delighted to present to the market this impressive, modern, semi-detached villa, set within a cul-de-sac in a popular residential area of Leuchars. The property is conveniently positioned for local schooling, shops whilst Leuchars benefits from a mainline train station. St Andrews and Dundee are both within easy commuting distance, with regular bus services available.

The bright accommodation is arranged over two levels. On the ground floor, there is a reception hallway, lounge, kitchen / dining area and W.C. The lounge features a front facing window overlooking the gardens, a feature fireplace and door leading to the dining area. The dining area has French doors to the rear garden and opens into the kitchen, which is fitted with an integrated hob and oven, space for freestanding appliances and floor and wall mounted units with complementary work surfaces. Upstairs, there are three bedrooms and a family bathroom. Each of the bedrooms offers built-in storage with the master bedroom enjoying charming countryside views. The modern bathroom suite comprises a

WC, wash hand basin with vanity unit below and bath with shower over.

The property benefits from gas-fired central heating and double glazing.

Externally, the front garden is laid to lawn, with a driveway to the side providing parking for several cars. The well maintained enclosed rear garden includes a patio seating area with summerhouse, sculpted lawn, and a variety of plants and shrubs.

Rollos highly recommend early viewing to fully appreciate the accommodation and location on offer.





- Semi-detached villa
- Lounge
- Kitchen / Dining area
- Three bedrooms
- Family bathroom
- GFCH & DG
- Gardens to front, side & rear
- Driveway to side

INCLUDED

All fitted carpets, fitted floor coverings, integrated kitchen appliances and summerhouse will be included in the marketing price.

SERVICES

Mains water, drainage, gas and electricity are connected to the property.

VIEWING

By appointment through our Rollos St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND C

EPC RATING: C

FLOOR AREA: 721.18 SQ FT







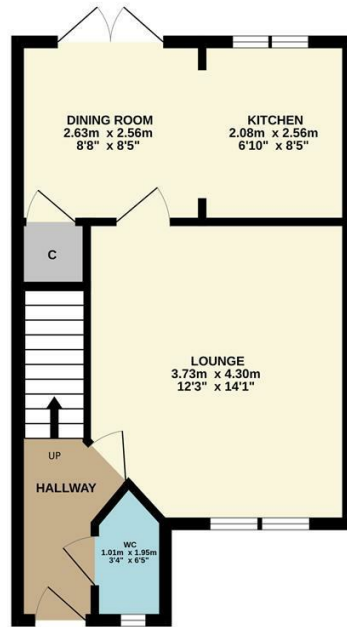
Room Sizes

Approximate measurements

Lounge	12'2" x 14'1"
Dining Area	8'7" x 8'4"
Kitchen	6'9" x 8'4"
Bedroom	8'6" x 10'7"
Bedroom	8'6" x 9'4"
Bedroom	8'1" x 7'3"
Bathroom	6'11" x 5'10"
W.C. / Cloakroom	3'3" x 6'4"



GROUND FLOOR
35.2 sq.m. (379 sq.ft.) approx.



1ST FLOOR
32.3 sq.m. (348 sq.ft.) approx.



TOTAL FLOOR AREA : 67.6 sq.m. (727 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We are pleased to offer a
free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.