



1/51 Blairgowrie Circuit, St Andrews

4 BEDROOM VILLA THAT'S MORE LIKE A HOME

Opportunities like this are truly rare. Discover a genuine 4 bedroom villa perfectly positioned in one of St Andrews most convenient and sought after locations. Built by Masterton Homes in a cosy complex of only 8 in total, this residence combines thoughtful design, effortless practicality, and everyday comfort ideal for both investors and owner occupiers alike.

Features include:

- Free flowing open plan design, combining a spacious living area which seamlessly flows out to a world of possibilities
- All 4 bedrooms feature carpet flooring and built-in wardrobes to three. The master suite includes its own private ensuite for added convenience
- Located at the front of the home, as you enter the lounge provides a warm welcome and a flexible layout allowing for easy access to every part of the home
- The dining space brings everyone together. Its proximity to both the kitchen and outdoor area makes it great for family dinners and weekend entertaining
- At the heart of the home and featuring a gas cooktop and dishwasher, the kitchen is ready for you to cook up family

4 2 2

FOR SALE

Please Call

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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favourites

- The main all in one bathroom is conveniently located to service the bedrooms and living space with ease
- Step outside to a generous, low maintenance yard, the perfect setting for BBQs, family celebrations, or simply a safe place for kids and pets to enjoy
- The split system air conditioning keeps you comfortable in every season
- The double lock up garage offers more than just parking, with plenty of room here for storage, tools, or weekend hobbies

Conveniently situated, this villa offers easy access to essential amenities and services

- Approximately 250m walk from St Andrews Shops and Medical Centre, everything you need for everyday living is within easy reach. Whether it's picking up groceries, grabbing a coffee, or seeking medical care, it's all just moments away
- Approximately 300m from St Andrews Public School, this location offers great educational opportunities for your children, with a safe, easy walk to school every day
- Minto Railway Station is just a short drive or bus ride away, connecting you to the city and surrounding areas, while major roadways, including the M5 motorway, offer quick access to all the conveniences of urban living

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MORE DETAILS

Property ID	Q3MH9H
Property Type	Villa
Including	Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

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