



19 Hallowhill, St. Andrews, KY16 8SF

Offers Over £895,000



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**OFFERS OVER
£895,000**

****NEW PRICE****

Nineteen Hallowhill is an extended, detached, villa offering generous accommodation and pleasantly situated at the end of a popular residential cul-de-sac. The property is sited in large mature garden grounds with wooded backdrop towards the Cairnsmill Burn and Lade Braes. The villa is well-positioned for access to local schooling and is within a short travelling distance of the Historic centre.

The bright accommodation is formed over two levels comprising on the ground floor: entrance hall, lounge, sitting room, dining room, modern fitted kitchen, guest bedroom with modern en-suite shower-room, two further double bedrooms, shower-room, WC/Cloaks and utility room. The first-floor accommodation comprises: master bedroom with en-suite bathroom and separate sitting room, three double bedrooms and shower-room. The property is presented in good decorative order throughout whilst benefitting from gas fired central heating and double-glazing.

Externally, off street parking is provided via a driveway which connects to the integral double garage with light and power supply. At the front of the property, there is also a charging point for an electric vehicle. The front garden has a variety of plants and shrubberies. To the rear, the established large garden has a charming decked seating area, patio, lawn bordered by an array of various mature plants, trees and shrubberies.

Rollos highly recommend an early inspection to appreciate the accommodation and location on offer.





- Detached villa
- Lounge, Sitting room & Dining room
- Kitchen & Utility room
- Master bedroom & En suite
- Guest bedroom & En suite shower
- Five further bedrooms
- Two further shower rooms & W.C.
- GFCH & DG
- Gardens to front & rear
- Double garage & Driveway

INCLUDED

All fitted carpets, fitted floor coverings and integrated appliances in the kitchen 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 G

EPC RATING: D

FLOOR AREA: 3735.10 SQ FT



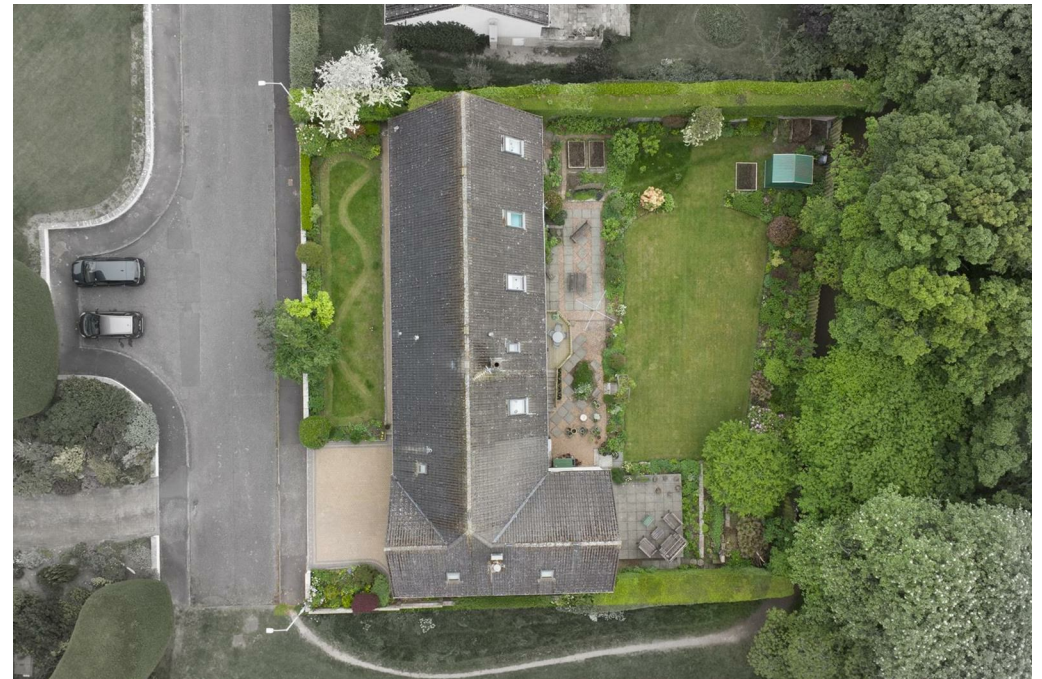




Room Sizes

Approximate measurements

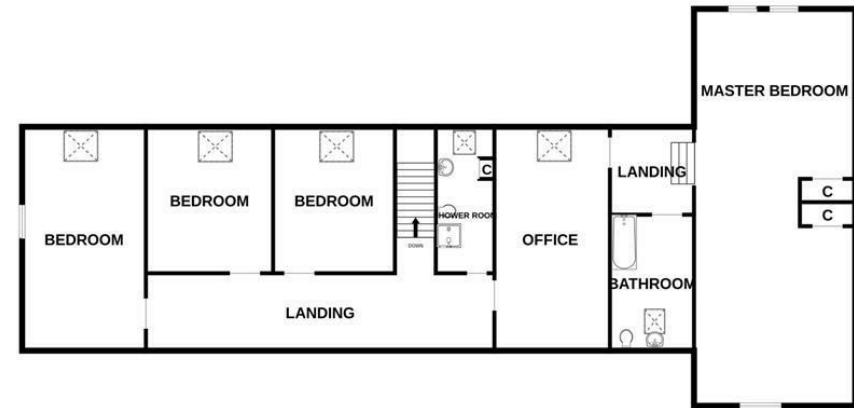
Living Room	20'10" x 19'9"
Sitting Room	21'8" x 12'0"
Dining Room	11'10" x 17'2"
Kitchen	18'9" x 8'11"
Master Bedroom	39'4" x 13'8"
Master Bedroom Sitting Room	15'8" x 12'1"
Guest Bedroom	14'11" x 11'0"
En Suite	8'8" x 5'10"
Bedroom	10'8" x 10'6"
Bedroom	10'8" x 8'8"
Bedroom	15'8" x 12'6"
Bedroom	12'9" x 10'8"
Bedroom	12'4" x 10'8"
Shower Room	10'8" x 5'4"
Shower Room	10'6" x 8'0"
Utility Room	9'3" x 5'5"



GROUND FLOOR



1ST FLOOR



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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WWW.ROLLOS.CO.UK

24 hour answering service at all our offices

CUPAR

67 Crossgate, Cupar,
Fife KY15 5AS
T: 01334 654081
E: cupar@rollos.co.uk

ST ANDREWS

6 Bell Street, St Andrews,
Fife KY16 9UX
T: 01334 477700
E: standrews@rollos.co.uk

ST ANDREWS

114 South Street, St Andrews,
Fife KY16 9QD
T: 01334 477774
E: propertyletting@rollos.co.uk

GLENROTHES

North House, North Street,
Glenrothes, Fife KY7 5NA
T: 01592 759414
E: glenrothes@rollos.co.uk

We are pleased to offer a
free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.