



7 Morton Crescent, St Andrews, KY16 8RA

Offers Over £318,500



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£318,500

Rollos are pleased to offer this extended, semi-detached house situated in a cul-de-sac and located in a popular residential area of St Andrews. The property is a few moments' walk from Lade Braes walk and Boase woods whilst there is also easy access to the town centre with its university, golf courses, beaches, shops, restaurants etc. The house is ideally situated only a few minutes' walk from both Lawhead, and Canongate primary schools.

The property is well presented and offers surprisingly spacious accommodation on two levels.

The accommodation is formed over two levels comprising on the ground floor; reception hall with store cupboard and WC/cloaks, lounge, dining room and kitchen. The lounge has a feature fireplace and an archway which opens to the dining room. The dining room has patio doors to the rear garden and a door to the kitchen. The kitchen has floor and wall mounted units with complementary worksurfaces, space for white goods whilst a door leads to the rear garden. The

first floor accommodation comprises two double bedrooms, one single bedroom and modern shower-room. The shower-room suite consists of WC, wash hand basin and shower cubicle.

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

The front garden has an area of lawn with various plantings and driveway which connects to the garage with power supply. The enclosed garden to the rear is laid predominantly with lawn and has a charming patio seating area.





- Semi detached villa
- Lounge
- Dining room
- Kitchen
- Three bedrooms
- Shower room & W.C.
- Gas fired central heating
- Double-glazing
- Gardens to front & rear
- Driveway & Garage

INCLUDED

All fitted carpets and fitted floor coverings 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 E

EPC RATING: D

FLOOR AREA: 904.17 SQ FT







Room Sizes

Approximate measurements

Lounge	16'6" x 13'8"
Dining Room	11'5" x 8'8"
Kitchen	11'1" x 7'8"
W.C.	5'4" x 2'8"
Bedroom	13'8" x 8'7"
Bedroom	13'8" x 8'7"
Bedroom	10'7" x 7'8"
Shower Room	6'4" x 6'2"



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Approximate Gross Internal Area = 84.0 sq m / 904 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1038656)



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.