



15 Greenside Court, St. Andrews, KY16 9UG

Offers Over £350,000



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£350,000

Rollos are pleased to offer this well-presented, top floor flat centrally located in a Conservation area within historic St Andrews and benefitting from residents' parking. The property is conveniently placed for access to local shops, bars/restaurants, university and golfing facilities.

Access to the apartment is via a secure entry system into the communal hallway with the accommodation comprising; entrance vestibule, main reception hallway with useful boxroom/utility, lounge, dining kitchen, two bedrooms and shower-room. The lounge enjoys a pleasant outlook with an abundance of light emanating from the bay window formation and opens seamlessly to the dining kitchen. The kitchen has space for appliances and floor and wall mounted units with complementary work-surfaces. The bedrooms are of a good-size, one of which has built-in mirrored wardrobes. The modern shower-room suite consists of WC, wash hand basin and shower-cubicle. A hatch from the main reception hallway provides access to the attic space providing extra useful storage space.

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

Externally there are well-maintained communal gardens and residents' parking.

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





- Second floor apartment
- In Conservation area
- Vestibule & Hallway
- Lounge & Dining kitchen
- Two bedrooms
- Box room / Utility room
- Shower room
- GFCH & DG
- Secure entry system
- Communal gardens & residents' parking

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: C

FLOOR AREA: 667.36 SQ FT





A white, rectangular desk with four legs, positioned in the corner of the room. It holds a black office chair, a small potted plant, and some papers.

A black, high-back office chair with armrests and a five-point base with casters, positioned under the desk.

A white-framed window with a view of lush green trees. A small lamp is placed on the windowsill to the right of the window.

A white bed frame with a headboard and footboard, dressed in white bedding and a dark blue blanket. It is positioned against the wall.

A white, modern-style dresser with five drawers. The top surface is decorated with a woven basket, a small framed picture, and other decorative items.

A single white, cylindrical pendant light hanging from the ceiling, providing illumination for the room.



Room Sizes

Approximate measurements

Lounge	17'5" x 11'1"
Dining Kitchen	11'1" x 10'5"
Bedroom	14'0" x 9'0"
Bedroom	10'5" x 7'0"
Box Room / Utility	7'1" x 5'11"
Shower Room	7'1" x 5'4"



GROUND FLOOR
60.7 sq.m. approx.



TOTAL FLOOR AREA: 60.7 sq.m. approx.
While 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for 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.