



15 Greenside Court, St. Andrews, KY16 9UG Offers Over £350,000



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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 worksurfaces. 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 appartment
- 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

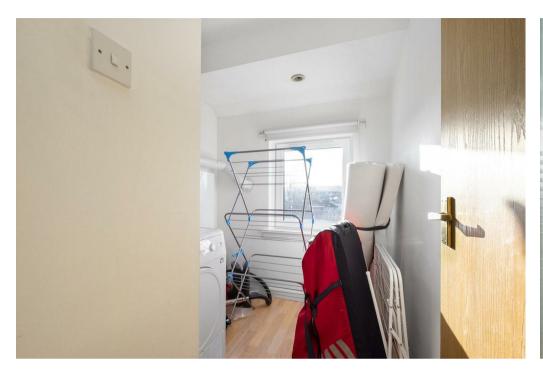
By appointment through our Rollos St Andrews Office Telephone: 01334 477700

COUNCIL TAX BAND E EPC RATING: C FLOOR AREA: 667.36 SQ FT











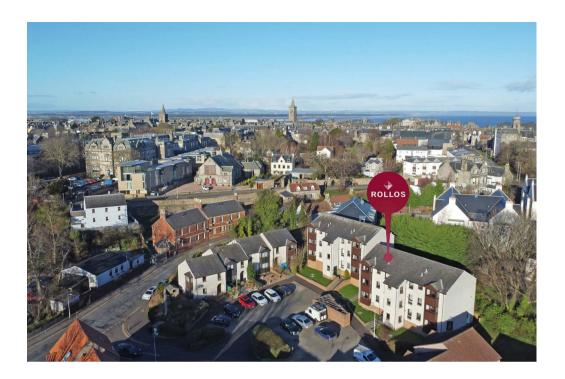




Room Sizes

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"







Whilst every attempt has been made to ever the excess of the florigan contained here, measurements of doors, windows, noons and any other terms are appointment and no responsibility is taken for any other terms are appointment and no responsibility is taken for any other terms are appointment and no responsibility is taken for any other. The services not invalidately purpose only and broad the used as such by any prospective purchaser. The services, systems and applicances shown have not been tested and no guarantee as to their operation of extremely can be greatly considerable or other processing.



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Contact our Property Department at any of our offices.

ospective purchasers/terants should note that unless their interest in the property is intimated to the subscribers following inspection, the subscribers cannot guarantee that notice of