



15 Greenside Court, St. Andrews, KY16 9UG

Offers In The Region Of £340,000



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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 box room / 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 and the marketing price will include the furniture.

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
- Elevated views
- Large storage area
- Lounge & Dining kitchen
- Two bedrooms
- Box room / Utility room
- Shower room
- GFCH & DG
- Secure entry system
- Communal gardens & residents' parking

INCLUDED

All fitted carpets, fitted floor coverings and furniture 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





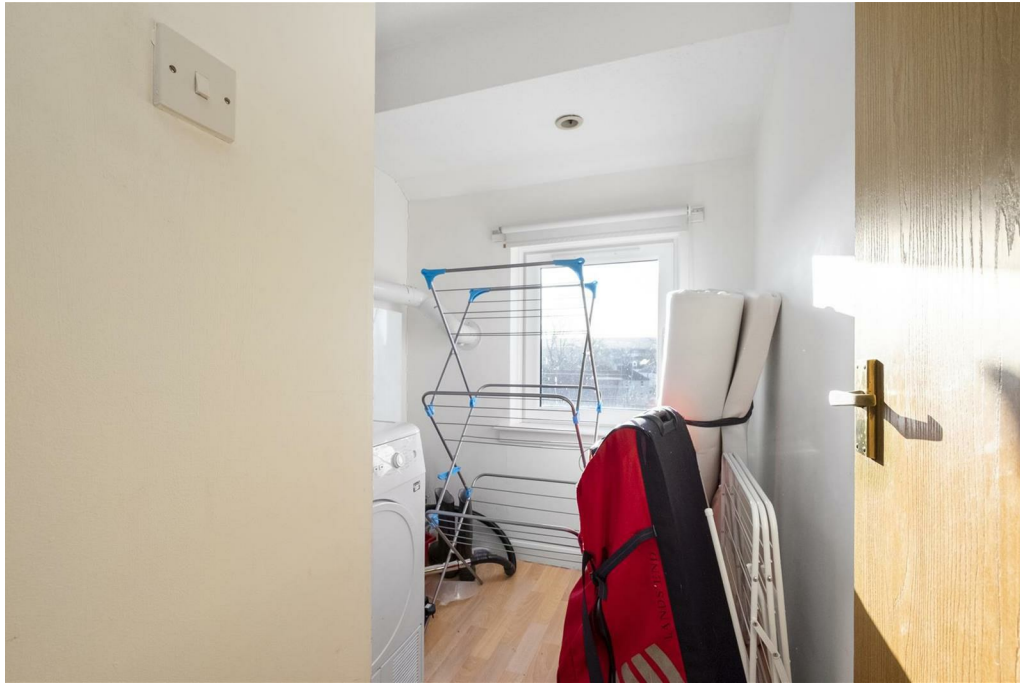
A white desk with a black office chair. The desk has a few items on it, including a small potted plant and some papers. The chair is a black ergonomic office chair with a five-point base and casters.

A window with a white frame, showing a view of green trees. There is a small lamp on the windowsill and some books. A light fixture is mounted above the window.

A white bed with a blue blanket and white pillows. The bed is set against the wall and has a white headboard. The blanket is a dark blue color, and the pillows are white with a subtle pattern.

A white dresser with five drawers. On top of the dresser, there are several items, including a basket, some books, and a small decorative object. The dresser is a simple, modern design with no handles.

A single white pendant light hanging from the ceiling. The light is a simple, cylindrical shape and is turned on, casting a soft glow.



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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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.