



7F Greyfriars Garden, St. Andrews, KY16 9HG
Offers Over £420,000



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OFFERS OVER
£420,000

7F Greyfriars Garden is a charming second floor apartment in a Conservation area, quietly positioned towards the rear of the main facing building enjoying leafy views over neighbouring gardens and towards Murray Park. The property is sold with sitting tenants, leaving June 2024, and therefore would suit an investor. Details of monthly rent can be provided.

The bright accommodation comprises; entrance hallway with useful built-in cupboard, lounge/open plan kitchen / dining, two double bedrooms with built-in storage and shower-room. The large lounge enjoys pleasant views. There is also a modern kitchen area with built-in cooker and floor and wall mounted units with complementary work surfaces. An inner hall provides access to a utility cupboard. The modern shower-room suite consists of W.C., wash hand basin with vanity unit below and shower cubicle with attractive wet wall surround. The property is well presented throughout, has attractive parquet flooring to most rooms whilst also benefiting from gas fired central heating and double-glazing.

The property is conveniently placed for access to St Andrews's world class facilities with most amenities within a short walking distance.

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





- Second floor apartment
- In Conservation area
- Central location
- Lounge / Open plan kitchen / diner
- Two double bedrooms
- Shower room
- Gas fired central heating
- Double-glazing

INCLUDED

All fitted carpets, fitted floor coverings and integrated kitchen appliances 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 D

EPC RATING: D

FLOOR AREA: 592.02 SQ FT







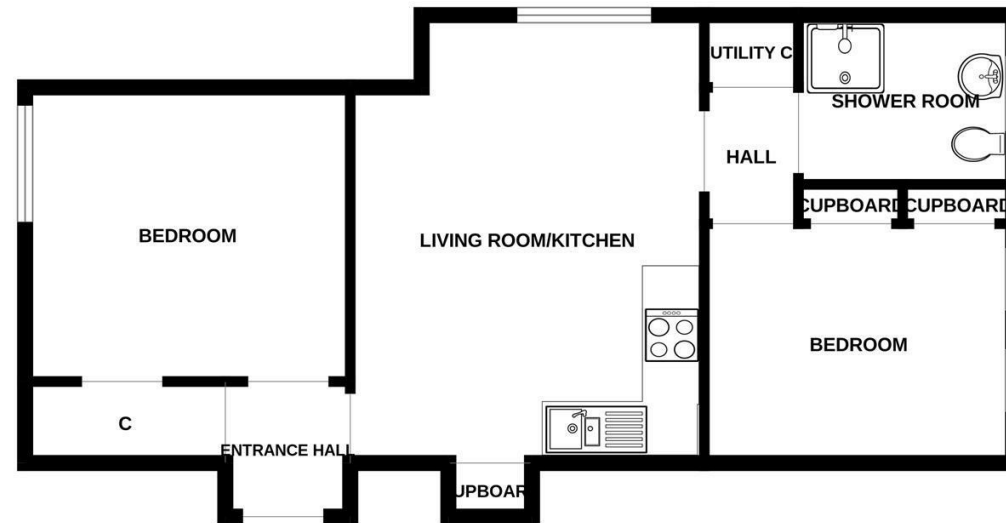
Room Sizes

Approximate measurements

| | |
|--------------------------|----------------|
| Lounge / Kitchen / Diner | 16'5" x 13'4" |
| Bedroom | 11'11" x 10'2" |
| Bedroom | 11'11" x 8'11" |
| Shower Room | 7'8" x 4'7" |



SECOND 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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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.

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