



27 Lade Braes, St. Andrews, KY16 9ES

Offers Over £525,000



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£525,000

Rollos are delighted to offer this traditional first floor apartment, centrally located in a Conservation area within the historic centre of St Andrews. The property is conveniently placed for access to excellent amenities which include shopping, restaurant, university and golf facilities.

The property benefits from an HMO licence for three people, which is current until May 2026. The flat will be sold with vacant possession from summer 2024.

The accommodation is formed over one level with entry via a private entrance reception with built-in cupboard and stair to the first floor. The subjects comprise; main reception hallway with built-in cupboard, open plan sitting room / dining kitchen, three double bedrooms and shower room. The modern open plan sitting room / dining kitchen has a built-in cooker and floor and wall mounted units with complementary work surfaces. There is also a useful utility room which houses the washing machine and tumble drier. The bedrooms each enjoy charming views and in

particular those to the front of the property. The modern shower room suite consists of WC, wash hand basin and shower cubicle.

All furniture and white goods to be included in the marketing price.

The property benefits from gas fired central heating.

Externally there is a shared drying green to the rear.





- First floor apartment
- In Conservation area
- HMO licence for three people
- Living room / dining kitchen
- Three double bedrooms
- Shower room
- GFCH & Secondary glazing
- Shared garden ground

INCLUDED

All fitted carpets, fitted floor coverings, furniture and white goods will be included in the marketing price.

SERVICES

Mains water, drainage, gas and electricity are connected to the property.

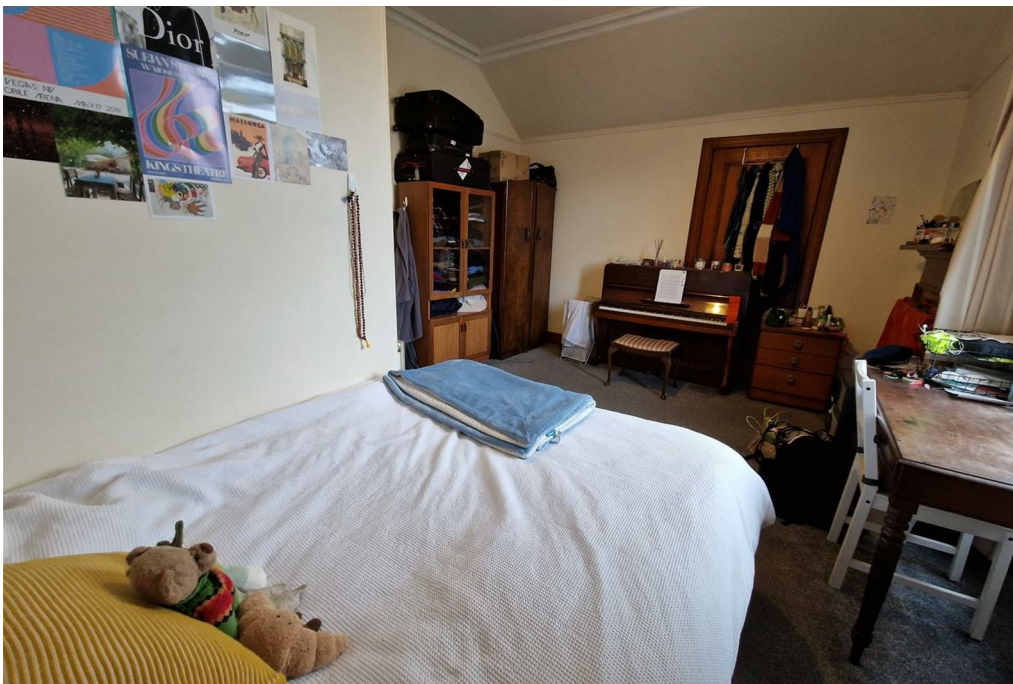
VIEWING

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

COUNCIL TAX BAND E

EPC RATING: D

FLOOR AREA: 1022.57 SQ FT







Room Sizes

Approximate measurements

Living room / Dining kitchen	13'6" x 11'1"
Bedroom	15'8" x 12'5"
Bedroom	17'2" x 12'6"
Bedroom	14'7" x 10'3"
Shower Room	6'10" x 4'10"



FIRST 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 not guaranteed as to their operability or efficiency can be given.
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Contact our Property Department
at any of our offices.

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