



52 Winram Place, St. Andrews, KY16 8XH

Offers Over £250,000



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**OFFERS OVER**  
**£250,000**

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Rollos are delighted to offer this impressive semi-detached villa, pleasantly situated within a popular residential area. The property is conveniently placed for access to good local amenities whilst the historic centre is within a short travelling distance offering a wider range of amenities including shopping, restaurant, banking, University and golf facilities.

The bright accommodation is formed over two levels comprising on the ground floor; main reception hallway, lounge and kitchen. The lounge overlooks the front garden and has an area for dining. The modern kitchen has a built-in cooker, space for appliances and white, gloss floor and wall mounted units with further storage provided via a walk-in cupboard. The first-floor accommodation comprises; two double bedrooms with storage and bathroom. The modern bathroom suite consists of WC, wash hand basin and bath with shower above.

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

Externally, the garden to the front is laid with lawn with various plants and shrubberies. The attractive landscaped garden to the rear has raised beds via sleepers, decorative low maintenance chip area, various established plants and shrubberies.

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





- Semi-detached villa
- Lounge
- Kitchen
- Two double bedrooms
- Family bathroom
- Gas fired central heating
- Double-glazing
- Gardens to front & rear

### **INCLUDED**

All fitted carpets, fitted floor coverings and built-in 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: C**

**FLOOR AREA: 775.00 SQ FT**







## Room Sizes

*Approximate measurements*

Lounge	12'9" x 16'1"
Kitchen	12'9" x 8'3"
Bedroom	12'9" x 10'0"
Bedroom	12'9" x 8'3"
Bathroom	9'2" x 5'8"





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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.