



52 Winram Place, St. Andrews, KY16 8XH Offers Over £250,000



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£250,000

Rollos are delighted to offer this impressive semidetached 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

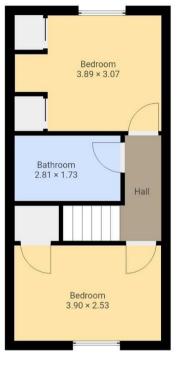
Approximate measurements

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"









First Floor

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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.

ospective purchasers/tenants should note that unless their interest in the property is intimated to the subscribers following inspection, the subscribers cannot guarantee that notice of eclosing date will be advised and consequently the property may be sold/let without notice. The subscribers are not bound to accept the highest/any offers.