



30 Bell Street, St Andrews, KY16 9UX Offers Over £550,000



30 Bell Street St Andrews KY16 9UX

£550,000

Rollos are pleased to offer this C listed, traditional, own door duplex apartment situated in a Conservation area in the historic centre of St Andrews. The property benefits from an HMO licence for 4 people, which is current until 5th August 2024, and is conveniently placed for access to all local amenities, which includes shops, restaurant, bar, university and world class golf facilities.

The subjects are formed over two levels comprising entrance hall with useful cupboard and stairs to the first floor accommodation; large dining kitchen, two bedrooms and bathroom. The kitchen has a built-in cooker, space for appliances and floor and wall mounted units with complementary work surfaces. The freestanding fridge, freezer, washing machine and dishwasher will be included in the marketing price. The modern bathroom suite consists of WC, wash hand basin and bath with shower above. The second floor accommodation comprises; landing with walk-in cupboard and two double bedrooms.

The property benefits from gas fired central

heating and secondary glazing.

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







- Duplex apartment
- C Listed in Conservation area
- Dining kitchen
- Four bedrooms
- Family bathroom
- GFCH & Secondary glazing

INCLUDED

All fitted carpets, fitted floor coverings, built-in appliances in the kitchen and freestanding fridge, freezer, washing machine and dishwasher will be included in the marketing price.

SERVICES

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

VIEWING

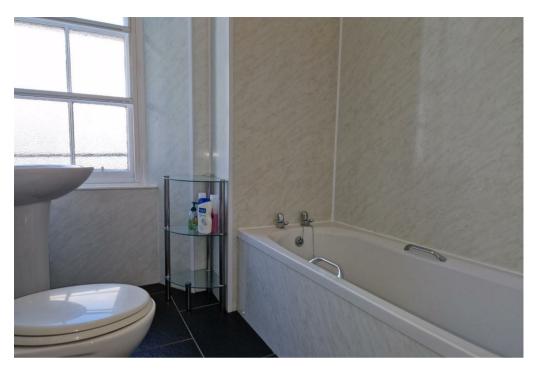
By appointment through our Rollos St Andrews Office Telephone: 01334 477700

COUNCIL TAX BAND E EPC RATING: D FLOOR AREA: 1065.63 SQ FT

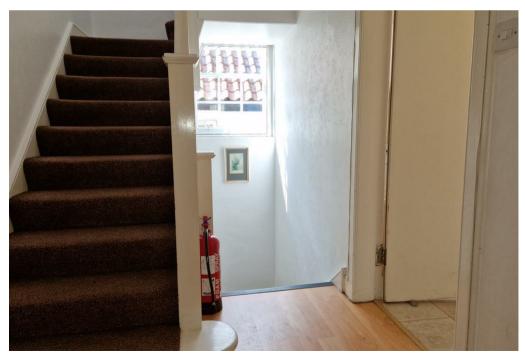














Room Sizes

Approximate measurements

Dining Kitchen	15'3" x 10'0"
Bedroom	15'1" x 11'2"
Bedroom	8'5" x 13'6"
Bedroom	15'2" x 8'8"
Bedroom	15'4" x 9'6"
Bathroom	6'3" x 8'6"
Bedroom Bedroom	15'2" x 8'8" 15'4" x 9'6"

FIRST FLOOR ATTIC 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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We are pleased to offer a **free valuation and quotation** without any obligation.

Contact our Property Department at any of our offices.

respective purchasers/terants should note that unless their interest in the property is intimated to the subscribers following inspection, the subscribers cannot guarantee that notice of