



13 Winram Place, St. Andrews, KY16 8XH

Offers Over £249,500



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St. Andrews  
KY16 8XH

**OFFERS OVER**  
**£249,500**

Rollos are pleased to offer to the market this semi-detached villa situated within a popular residential area and benefitting from off street parking via a driveway and garage. The property is conveniently placed for local schooling, shopping and hospital amenities whilst the historic centre is within a short travelling distance.

The accommodation is formed over two levels comprising on the ground floor; main reception hallway, lounge with useful under stair cupboard and kitchen / diner. The modern kitchen / diner has an integrated hob and double oven and floor and wall mounted units with complementary work surfaces. French doors open out to the rear garden. The first floor accommodation comprises; two double bedrooms, one with built in storage, and bathroom. The modern bathroom suite consists of WC, wash hand basin with vanity unit below and bath with shower over.

The furniture within the property be included in the marketing price.

The property benefits from gas fired central

heating and double-glazing.

Externally the garden to the front has variety of plants and shrubs whilst a chipped driveway connects to the single garage. The garden to the rear has a patio seating area with various plants and shrubs.







- Semi-detached villa
- Lounge
- Kitchen/Diner
- Two bedrooms
- Bathroom
- GFCH & DG
- Gardens to front & rear
- Driveway & Garage

### INCLUDED

All fitted carpets, fitted floor coverings and integrated kitchen appliances will be included in the marketing price. The furniture will be included in the marketing price.

### SERVICES

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

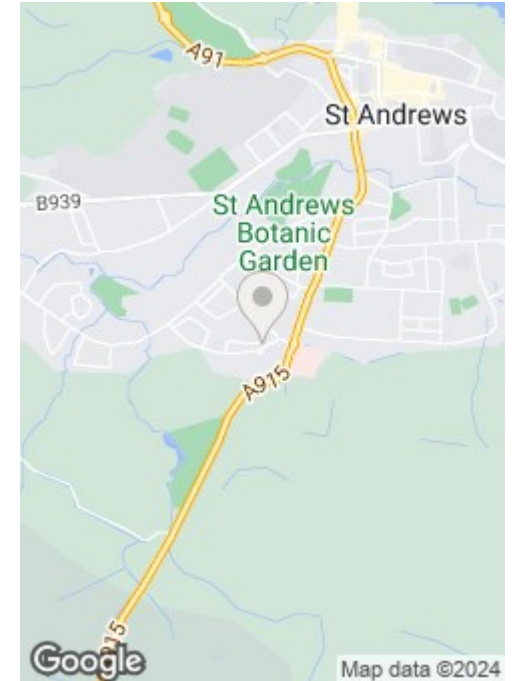
### VIEWING

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

**COUNCIL TAX BAND D**

**EPC RATING: C**

**FLOOR AREA: 667.36 sq ft**



## Room Sizes

Approximate measurements

Lounge	11'5" x 14'4"
Kitchen / Diner	14'9" x 7'11"
Bedroom	11'5" x 9'6"
Bedroom	8'2" x 12'11"
Bathroom	6'3" x 6'3"

### 13 Winram Place, St. Andrews

Approximate Gross Internal Area = 62.0 sq m / 667 sq ft

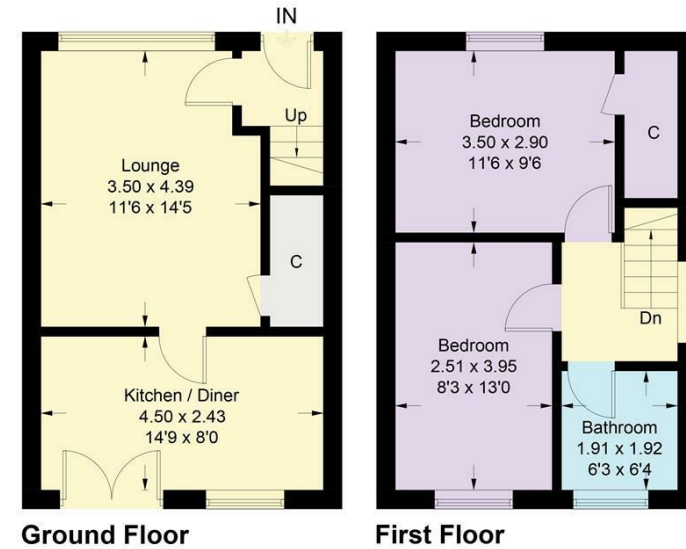


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1060310)



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24 hour answering service at all our offices

#### CUPAR

67 Crossgate, Cupar,  
Fife KY15 5AS  
T: 01334 654081  
E: cupar@rollos.co.uk

#### ST ANDREWS

6 Bell Street, St Andrews,  
Fife KY16 9UX  
T: 01334 477700  
E: standrews@rollos.co.uk

#### ST ANDREWS

114 South Street, St Andrews,  
Fife KY16 9QD  
T: 01334 477774  
E: propertyletting@rollos.co.uk

#### GLENROTHES

North House, North Street,  
Glenrothes, Fife KY7 5NA  
T: 01592 759414  
E: glenrothes@rollos.co.uk

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**free valuation and quotation**  
without any obligation.

Contact our Property Department  
at any of our offices.

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