



Garden Flat, 13 Howard Place, St. Andrews, KY16 9HL

Offers Over £600,000



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Rollos are delighted to offer this traditional, basement apartment, situated in a Conservation area within a prime central residence of St Andrews, whilst benefitting from its own large enclosed garden and external stores. The property forms part of a B Listed building built circa 1860 by renowned architect John Chesser and is conveniently placed for access to the world class amenities St Andrews has to offer.

A set of stairs leads down to the private courtyard area where there are two good-sized, external stores. The accommodation is formed over one level comprising; entrance vestibule which in turn connects to the main reception hallway, large lounge which is open plan to a dining area and kitchen, three bedrooms (master en-suite) and bathroom. The large lounge has a feature fireplace and overlooks the rear courtyard garden. The kitchen has a built-in oven, an island with gas hob and floor and wall mounted units with complementary work surfaces. A door from this area leads to the rear garden. The master bedroom has an en-suite shower room comprising of WC, wash hand basin and walk-in shower

cubicle. The bathroom suite consists of WC, wash hand basin and bath with shower off mixer taps.

The property benefits from gas fired central heating.

The impressive, enclosed rear garden has a charming courtyard seating area with steps leading to a sculpted lawn with various established plants trees and shrubs. A pathway continues through the garden which contains both a shed and a greenhouse. A gate connects to City Road. The flat also has access to the well maintained, communal gardens sited at the central hub between Howard Place and Hope Street.

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





- Basement level apartment
- B Listed & In Conservation area
- Open plan Lounge & Kitchen / Diner
- Master bedroom
- Two further bedrooms
- En suite shower
- Bathroom
- Gas fired central heating
- Enclosed rear garden
- Courtyard with external stores

INCLUDED

All fitted carpets, fitted floor coverings and integrated appliances in the kitchen 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 F

EPC RATING: C

FLOOR AREA: 1496.18 SQ FT





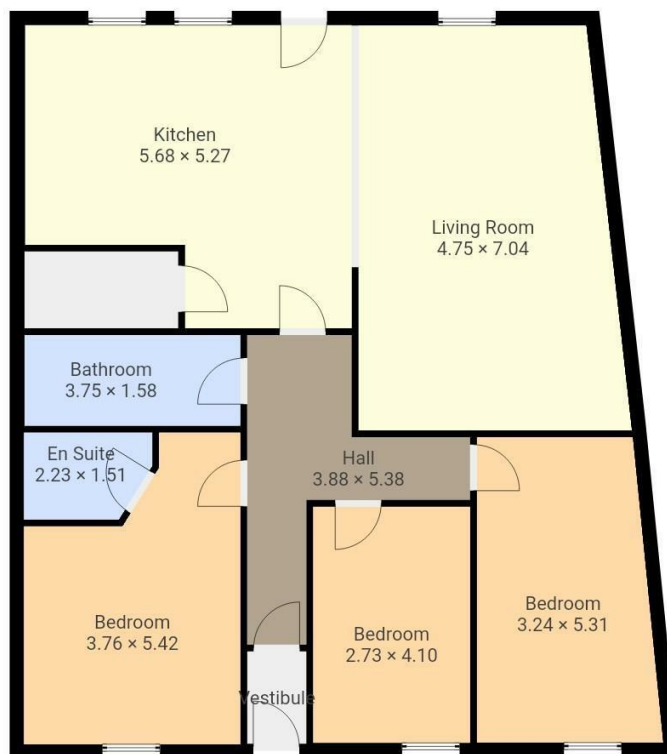


Room Sizes

Approximate measurements

Living Room	15'7" x 23'1"
Kitchen	18'7" x 17'3"
Bedroom	12'4" x 17'9"
Bedroom	10'7" x 17'5"
Bedroom	8'11" x 13'5"
Bathroom	12'3" x 5'2"
En Suite Shower	7'3" x 4'11"





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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.