



8 Aikman Place, St. Andrews, KY16 8XS

Offers Over £290,000



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**OFFERS OVER**  
**£290,000**

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Rollos are delighted to offer to the market this charming, semi-detached bungalow pleasantly situated at the end of a cul-de-sac with a wooded backdrop and in a popular residential area. The property benefits from off street parking for numerous cars via a chipped driveway and detached garage. The bungalow is within a short travelling distance of good local amenities whilst the historic centre offers a wider range which includes golf, university, shopping and restaurant facilities.

The accommodation is formed over one level comprising on the ground floor; main reception hallway with useful built-in store cupboard, lounge, kitchen, three bedrooms and bathroom. The bright lounge overlooks the front garden area and has space for dining. The modern kitchen has space for free standing appliances, which will be included in the marketing price (cooker, fridge/freezer and washing machine) and white gloss floor and wall mounted units with complementary work surfaces. From here, a door leads to the rear garden. The master bedroom enjoys views over the nearby woodland and

benefits from built-in wardrobes. There are two further bedrooms, one with a window to the front and the other with a window to the side. The modern bathroom suite consists of WC, wash hand basin and bath with shower over.

The property benefits from double-glazing and electric heating.

Externally, the garden to the front and side provides off street parking via a chipped driveway which connects to the garage. To the rear, the garden is laid with lawn with a sunken drying area.

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





- Semi-detached bungalow
- Lounge
- Kitchen
- Three bedrooms
- Bathroom
- Double-glazing & Electric heating
- Garden to front, side & rear
- Garage & Driveway

### **INCLUDED**

All fitted carpets, fitted floor coverings and freestanding cooker, fridge / freezer and washing machine will be included in the marketing price.

### **SERVICES**

Mains water, drainage 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: E**

**FLOOR AREA: 624.31 SQ FT**







## Room Sizes

*Approximate measurements*

Lounge	10'5" x 14'9"
Kitchen	7'9" x 10'2"
Bedroom	9'1" x 9'8"
Bedroom	8'1" x 10'2"
Bedroom	9'3" x 6'11"
Bathroom	6'5" x 6'3"

GROUND 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 errors, omissions or mis-statements. 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 is given as to their operability or efficiency can be given.  
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**WWW.ROLLOS.CO.UK**

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

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

Contact our Property Department  
at any of our offices.