



8 Aikman Place, St. Andrews, KY16 8XS

Fixed Asking Price £285,000



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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 herein have not been tested and no guarantee is given 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.