



9 Letham Place, St. Andrews, KY16 8RB

Offers Over £375,000



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£375,000

Rollos are pleased to offer this extended, semi-detached villa with a five person HMO licence (expiring 07/01/25), situated within a popular residential area close to good links to the historic centre of St Andrews. The property benefits from off street parking and a private enclosed garden.

The accommodation is formed over two levels comprising on the ground floor; main reception hallway, lounge, kitchen / diner, bedroom, utility room and WC. The lounge overlooks the front garden area and an archway leads to the kitchen / diner. The kitchen has a built-in appliances (cooker and dishwasher), space for appliances and floor and wall mounted units with complementary work surfaces. French doors lead out to the rear enclosed garden and a further door connects to the utility room. The first floor accommodation comprises; four bedrooms (three doubles and one single) and bathroom. The master bedroom has an open wardrobe area and en-suite shower room comprising WC, wash hand basin and shower cubicle. The bathroom suite consists of WC. wash hand basin with vanity

unit below and bath with shower over.

The property benefits from double-glazing and gas fired central heating.

Externally, there is a mono block driveway to the front providing off street parking and an area with various plantings. To the rear, the garden is laid with lawn, patio and various plants and shrubberies.

The villa is offered with vacant possession from the 1st July 2024.

The property may suit those looking to invest or those looking for family accommodation. Rollos recommend an early inspection to appreciate the location on offer.





- Semi-detached villa
- HMO licence for 5 people
- Lounge
- Kitchen / Diner & Utility
- Master bedroom & En suite shower
- Four further bedrooms
- Gas fired central heating
- Double-glazing
- Garden to front & rear
- Driveway

INCLUDED

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

SERVICES

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

VIEWING

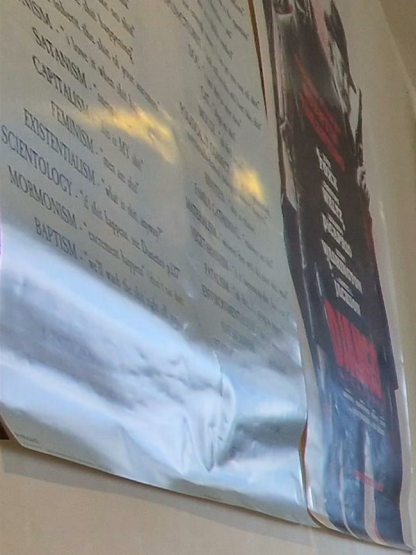
By appointment through our Rollos St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND E

EPC RATING: D

FLOOR AREA: 1270.14 SQ FT







Room Sizes

Approximate measurements

Lounge	13'9" x 10'7"
Kitchen / Diner	17'3" x 11'5"
Utility	11'5" x 7'5"
W.C.	4'9" x 3'3"
Bedroom	13'9" x 7'5"
Master Bedroom	13'9" x 8'11"
En Suite Shower Room	7'5" x 7'2"
Bedroom	11'5" x 10'1"
Bedroom	13'9" x 8'8"
Bedroom	10'7" x 7'1"
Bathroom	7'2" x 7'1"

GROUND FLOOR



1ST 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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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.