



10 Sandy Herd Court, St. Andrews, KY16 8HL

Offers Over £220,000







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**OFFERS OVER**  
**£220,000**

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Rollos are pleased to offer to the market 10 Sandy Herd Court, which is a well presented, first floor, three bedroom, maisonette flat and set within a popular residential area. The property is conveniently placed for access to good local amenities with the historic centre within a short travelling distance offering world class amenities including shopping, restaurant golf and university facilities.

The accommodation is formed over two levels comprising on the ground level; main reception hallway with useful cupboard, lounge and kitchen. The large lounge has space for dining and a glazed door, which leads out to the balcony. The kitchen has freestanding appliances (cooker, washing machine and fridge/freezer) and floor and wall mounted units with complementary worksurfaces. The top floor accommodation comprises; three double bedrooms and a bathroom. The bathroom suite consists of WC, wash hand basin and bath with shower over.

The property benefits from double-glazing and gas fired central heating (except kitchen).

Externally, there is a private chipped garden to the rear (right hand side).

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







- Maisonette flat
- Lounge
- Kitchen
- Three double bedrooms
- Bathroom
- Gas fired central heating
- Double-glazing
- Private area of garden to rear

### **INCLUDED**

All fitted carpets and fitted floor coverings 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 C**

**EPC RATING: C**

**FLOOR AREA: 914.93 SQ FT**













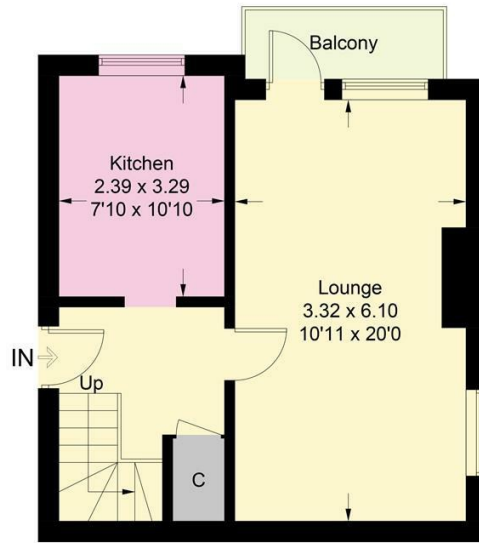
## Room Sizes

*Approximate measurements*

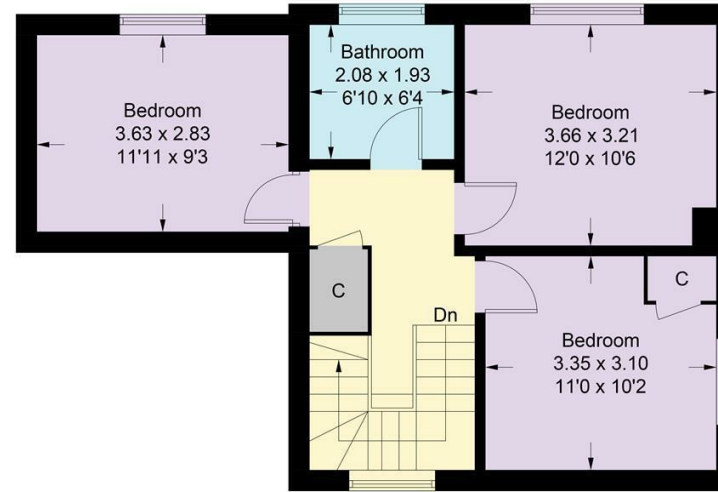
Lounge	10'10" x 20'0"
Kitchen	7'10" x 10'9"
Bedroom	12'0" x 10'6"
Bedroom	10'11" x 10'2"
Bedroom	11'10" x 9'3"
Bathroom	6'9" x 6'3"



# 10 Sandy Herd Court, St. Andrews



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1077351)



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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.