



30 Bell Street, St Andrews, KY16 9UX

Offers Over £550,000







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**OFFERS OVER**  
**£550,000**

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Rollos are pleased to offer this C listed, traditional, own door duplex apartment situated in a Conservation area in the historic centre of St Andrews. The property benefits from an HMO licence for 4 people, which is current until 5th August 2024, and is conveniently placed for access to all local amenities, which includes shops, restaurant, bar, university and world class golf facilities.

The subjects are formed over two levels comprising entrance hall with useful cupboard and stairs to the first floor accommodation; large dining kitchen, two bedrooms and bathroom. The kitchen has a built-in cooker, space for appliances and floor and wall mounted units with complementary work surfaces. The freestanding fridge, freezer, washing machine and dishwasher will be included in the marketing price. The modern bathroom suite consists of WC, wash hand basin and bath with shower above. The second floor accommodation comprises; landing with walk-in cupboard and two double bedrooms.

The property benefits from gas fired central

heating and secondary glazing.

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





- Duplex apartment
- C Listed in Conservation area
- Dining kitchen
- Four bedrooms
- Family bathroom
- GFCH & Secondary glazing

### **INCLUDED**

All fitted carpets, fitted floor coverings, built-in appliances in the kitchen and freestanding fridge, freezer, washing machine and dishwasher 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: 1065.63 SQ FT**











## Room Sizes

*Approximate measurements*

Dining Kitchen	15'3" x 10'0"
Bedroom	15'1" x 11'2"
Bedroom	8'5" x 13'6"
Bedroom	15'2" x 8'8"
Bedroom	15'4" x 9'6"
Bathroom	6'3" x 8'6"

FIRST FLOOR



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

Contact our Property Department  
at any of our offices.