



10 Freddie Tait Street, St. Andrews, KY16 8HQ

Offers Over £320,000



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OFFERS OVER
£320,000

Rollos are delighted to bring to the market this four bedroom, mid-terraced property, which has an HMO licence for four people and is situated in a quiet road with minimal passing traffic. It is in an ideal location for local amenities such as shops, beaches and leisure centre. There is easy access to the town centre with its university, golf courses, shops and restaurants.

The property has been extended and upgraded throughout and is fitted with gas fired central heating and sealed unit double-glazing throughout.

The property offers spacious accommodation over three floors. The front door leads through a vestibule, which opens to a spacious hallway. There is a shower room on this level. From the hallway a door opens into a comfortable lounge with built-in storage. Another door opens through to the extended, well-proportioned, kitchen / dining room, which has a door leading to the enclosed rear garden making it a very bright and spacious room. The dining kitchen is of modern design and offers well-fitted floor and wall units with space for a large dining table and

an integrated oven, hob and extractor fan with space for free standing fridge freezer dishwasher and washing machine. There is a double bedroom on the ground floor to the rear of the property.

On the first floor there are two double bedrooms. The front bedroom has a built-in cupboard and the rear bedroom has a built-in wardrobe. The family shower room is fitted with a three piece white suite comprising corner shower cubicle, W.C. and wash hand basin.

A staircase rises to the second floor bedroom, which is a good-sized room with built-in wardrobe, Velux and dormer windows allowing for plenty of natural light. This room has the added benefit of an en-suite shower room comprising W.C., wash hand basin and shower cubicle.

The property has a driveway for off road parking. The garden to the rear is laid out in gravel for easy maintenance as well as an area of decking.





- Mid-terraced property
- HMO licence for four people
- Lounge
- Dining kitchen
- Four bedrooms
- Three shower rooms
- Gas fired central heating
- Double-glazing
- Parking to front
- Garden to rear

INCLUDED

All fitted carpets, fitted floor coverings and integrated kitchen appliances where mentioned 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 D

EPC RATING: C

FLOOR AREA: 1313.10 SQ FT







Room Sizes

Approximate measurements

Lounge	21'0" x 11'8"
Dining Kitchen	13'6" x 13'3"
Bedroom	10'5" x 10'8"
Shower Room	8'1" x 3'7"
Bedroom	11'2" x 12'1"
Bedroom	9'6" x 12'2"
Shower Room	4'10" x 6'9"
Bedroom	14'6" x 10'7"
En Suite Shower Room	7'10" x 5'1"



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Approximate Gross Internal Area = 117 sq m / 1260 sq ft



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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.