



18 Muttoes Court, St. Andrews, KY16 9AY

Offers Over £315,000







# 18 Muttons Court St. Andrews KY16 9AY

**OFFERS OVER**  
**£315,000**

---

Rollos are pleased to offer this second floor apartment, situated in a Conservation area within the central hub of St Andrews' fine historic centre. The property is conveniently placed for access to the University campuses, local shopping, bars, restaurants and the world famous Old Course.

The accommodation is formed over one level comprising; main reception hallway with useful store cupboard, lounge, kitchen, double bedroom and bathroom. The bright lounge has an attractive window feature as well as space for a small dining table. From here, a door connects to the kitchen. The modern kitchen has built-in appliances (cooker with induction hob, microwave, fridge with freezer compartment, dishwasher and washer / dryer) and floor and wall-mounted units with complementary work surfaces. The double bedroom has a built-in wardrobes and a view towards North Street. The bathroom suite consists of WC, wash hand basin and bath with shower over.

The flat benefits from modern electric heating,

double-glazing and a secure entry phone system.

Externally, there is a communal garden to the rear with seating area and various established plantings. There is also access to a communal bike store.

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





- Second floor apartment
- In Conservation area
- Lounge
- Kitchen
- Double bedroom
- Bathroom
- Modern electric heating
- Double-glazing
- Security entry phone system
- Communal garden & bike store

### **INCLUDED**

All fitted carpets, fitted floor coverings, window coverings and integrated appliances in the kitchen 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: C**

**FLOOR AREA: 505.90 SQ FT**







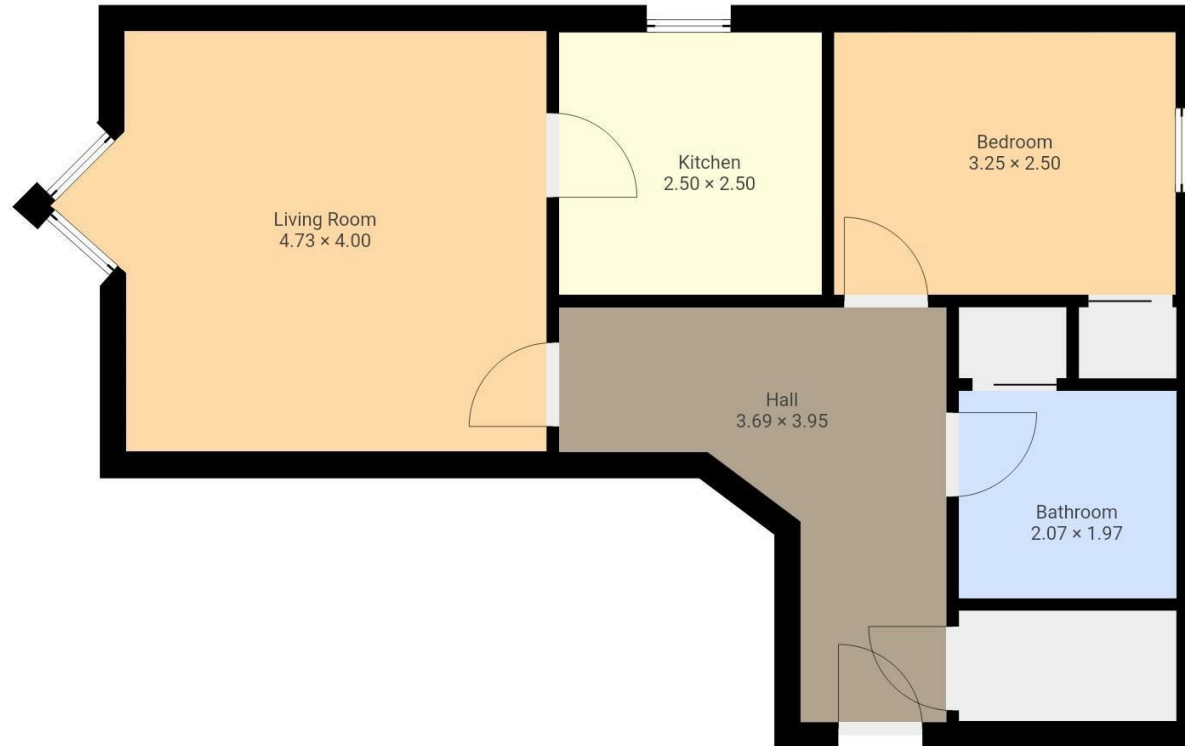




## Room Sizes

*Approximate measurements*

Lounge	15'6" x 13'1"
Kitchen	8'2" x 8'2"
Bedroom	10'7" x 8'2"
Bathroom	6'9" x 6'5"
Hallway	12'1" x 12'11"



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



**WWW.ROLLOS.CO.UK**

24 hour answering service at all our offices

**CUPAR**

67 Crossgate, Cupar,  
Fife KY15 5AS  
T: 01334 654081  
E: cupar@rollos.co.uk

**ST ANDREWS**

6 Bell Street, St Andrews,  
Fife KY16 9UX  
T: 01334 477700  
E: standrews@rollos.co.uk

**ST ANDREWS**

114 South Street, St Andrews,  
Fife KY16 9QD  
T: 01334 477774  
E: propertyletting@rollos.co.uk

**GLENROTHES**

North House, North Street,  
Glenrothes, Fife KY7 5NA  
T: 01592 759414  
E: glenrothes@rollos.co.uk

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

Contact our Property Department  
at any of our offices.