



19 Churchill Crescent, St. Andrews, KY16 8EF

Offers Over £230,000



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OFFERS OVER
£230,000

Rollos are pleased to offer to the market this mid-terraced villa situated within a popular residential area with the beach and vibrant centre a short distance away. The property has recently undergone some refurbishment with new carpeting and redecoration to most rooms.

The accommodation is formed over two levels comprising on the ground floor; entrance vestibule, main reception hallway with built-in cupboard, lounge and kitchen. The lounge overlooks the front garden and benefits from storage via a recess alcove and under stair cupboard. The kitchen has a built-in cooker, space for appliances, breakfast bar, and floor and wall mounted units with complementary work surfaces. A door gives access out to the rear garden. The first floor accommodation comprises; two double bedrooms, the master with built-in mirrored wardrobes, and bathroom. The modern bathroom suite consists of WC, wash hand basin and bath with shower over.

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

Externally, there is potential for off street parking (subject to the necessary planning consents). The front garden is laid with low maintenance chips with various plants and shrubberies. The south facing rear garden has a patio seating area and low maintenance chipped area with various plantings. The wooden garden shed will be included in the marketing price.

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





- Mid-terraced villa
- Lounge
- Kitchen
- Two double bedrooms
- Bathroom
- Gas fired central heating
- Double-glazing
- Gardens to front & rear

INCLUDED

All fitted carpets, fitted floor coverings, integrated appliances in the kitchen and garden shed 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: D

FLOOR AREA: 807.29 SQ FT







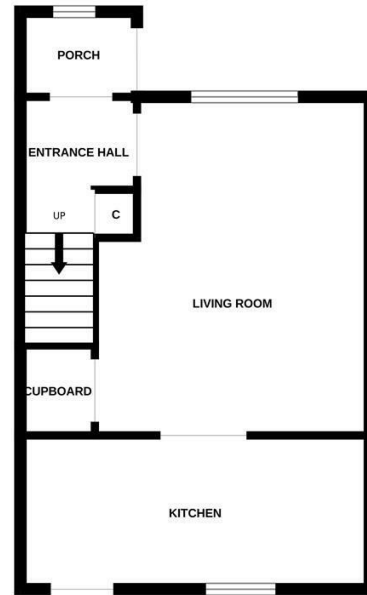
Room Sizes

Approximate measurements

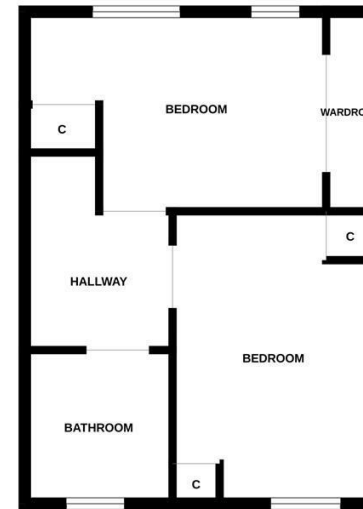
Lounge	12'11" x 16'0"
Kitchen	16'7" x 7'3"
Bedroom	14'7" x 9'5"
Bedroom	9'6" x 14'0"
Bathroom	6'9" x 6'0"



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

Contact our Property Department
at any of our offices.