



9a Logies Lane, St. Andrews, KY16 9NL

Offers Over £295,000



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OFFERS OVER
£295,000

9a Logies Lane is a most charming, C Listed, traditional, ground floor apartment situated in a Conservation area in the heart of St Andrews' vibrant centre. The property is presented in true move-in condition, benefitting from access to a shared garden area and a small, private seating area. The flat is conveniently placed for access to the excellent amenities available including shopping, bars, restaurant, university and golf facilities.

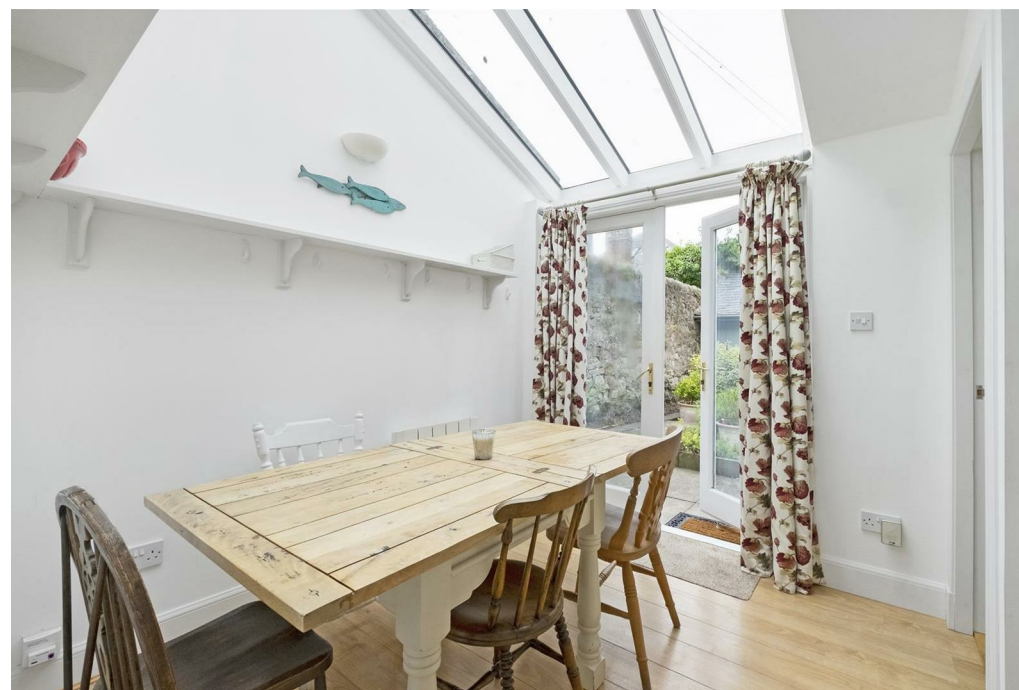
The accommodation is formed over one level comprising: lounge / bedroom, open plan kitchen / diner, single bedroom, utility cupboard and shower room. The lounge has been utilised in the past as a double bedroom and overlooks Logies Lane. The modern kitchen has built-in appliances (cooker and fridge with freezer compartment) and gloss floor and wall mounted units with complementary work surfaces and splashback. A particular feature of the dining area is the glazed roof providing an abundance of natural light. The bedroom overlooks the rear garden area and benefits from storage above the bed area. The modern shower room suite consists of WC, wash

hand basin and shower cubicle.

The property benefits from partial double-glazing and electric heating.

Externally there is a private seating area to the front of the apartment. The further area of garden is communal and laid to lawn with various established shrubberies. There is a shared outhouse and a private store.

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





- C Listed ground floor flat
- In Conservation area
- Lounge / Bedroom
- Open plan Kitchen / Diner
- Bedroom
- Shower room
- Partial DG & Electric heating
- Private & Communal gardens

INCLUDED

All fitted carpets, fitted floor 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 C

EPC RATING: D

FLOOR AREA: 365.97 SQ FT







Room Sizes

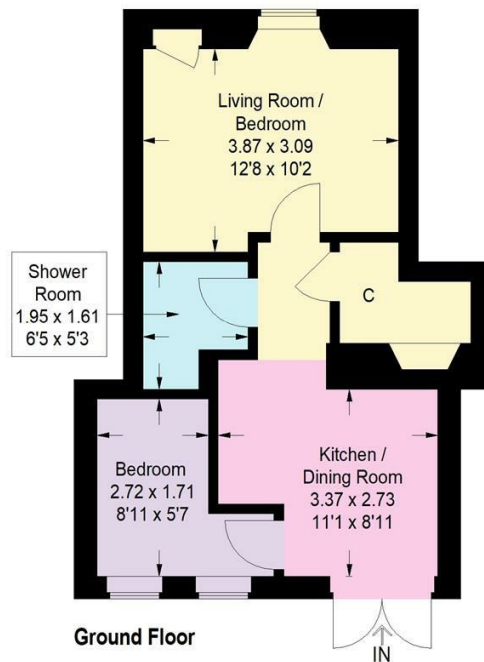
Approximate measurements

Living Room / Bedroom	12'8" x 10'1"
Kitchen / Dining Room	11'0" x 8'11"
Bedroom	8'11" x 5'7"
Shower Room	6'4" x 5'3"



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Approximate Gross Internal Area
34.0 sq m / 366 sq ft



Ground Floor

Illustration for identification purposes only,
measurements are approximate,
not to scale. floorplansUsketch.com © (ID1101555)



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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.