



44 Bobby Jones Place, St. Andrews, KY16 8TJ

Offers Over £230,000



44 Bobby Jones Place
St. Andrews
KY16 8TJ

OFFERS OVER
£230,000

44 Bobby Jones Place is a modern, well-presented, first floor apartment situated within a popular residential area close to St Andrews hospital and supermarkets whilst the historic centre of St Andrews is within a short travelling distance. The property benefits from a secure entry system and a private parking bay.

The property is accessed via a maintained communal hall. The accommodation comprises; main reception hallway with useful cupboard, lounge, kitchen, two double bedrooms and shower-room. The large lounge has a pleasant outlook with space for dining. From here, a door opens in to the modern kitchen. The impressive kitchen has built-in appliances (cooker, fridge and freezer) and gloss floor and wall mounted units with complementary work surfaces. Both bedrooms are doubles, with the master bedroom benefitting from built-in mirrored wardrobes. The modern shower-room suite consists of WC, wash hand basin with vanity unit below and shower cubicle with attractive wet walling. All furniture will be available by separate negotiation.

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

Externally there are well maintained communal garden grounds and an allocated parking bay.

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





- First floor apartment
- Lounge
- Kitchen
- Two double bedrooms
- Shower-room
- Gas-fired central heating
- Double glazing
- Communal garden grounds
- Private parking bay
- Secure entry phone system

INCLUDED

All fitted carpets, fitted floor coverings and integrated appliances in the kitchen will be included in the marketing price. All furniture will be available by separate negotiation.

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: 699.65 SQ FT







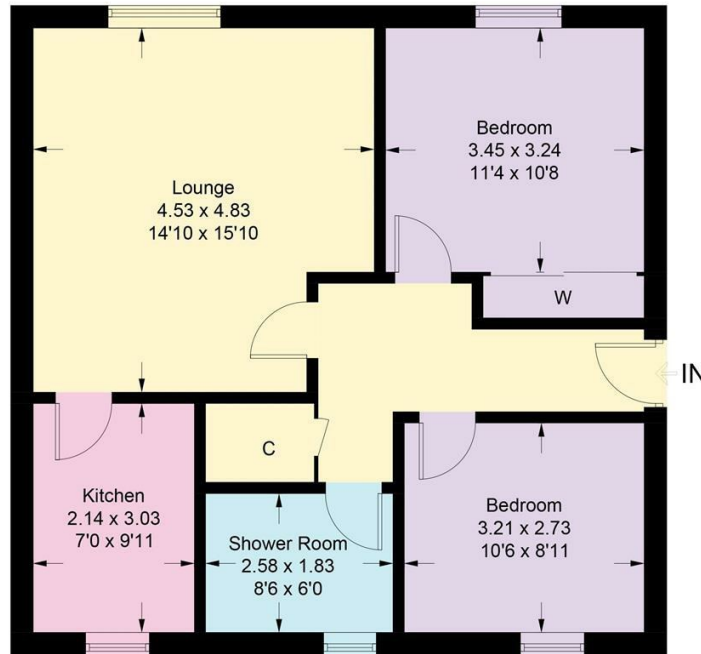
Room Sizes

Approximate measurements

Lounge	14'10" x 15'9"
Kitchen	7'0" x 9'11"
Bedroom	11'3" x 10'7"
Bedroom	10'6" x 8'11"
Shower Room	8'5" x 6'0"



44 Bobby Jones Place, St Andrews



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1105091)



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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.