



4 Bruce Street, St Andrews, KY16 8EB

Offers Over £340,000



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**OFFERS OVER**  
**£340,000**

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Rollos are pleased to offer to the market this well-presented, extended, semi-detached villa with off street parking and located within a popular residential area. The property is conveniently placed for access to the East Sands beach and local shopping whilst the historic centre is within a short walking distance.

The accommodation is formed over two levels comprising on the ground floor: entrance hall with cloaks area, lounge, dining kitchen, utility room and WC. The lounge has a bay window formation with feature fireplace and wood burning stove. The impressive large dining kitchen has built-in appliances (cooker and fridge/freezer) and floor and wall mounted units with complementary work surfaces. French doors lead out to the rear garden. The modern WC has space to convert to a shower room. The first floor accommodation comprises: upper hall with hatch to floored attic, three double bedrooms (two with built-in storage) and family bathroom. The modern bathroom suite consists of WC, wash hand basin with vanity unit below and bath with shower over.

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

Externally, the front garden has an area of lawn with various plants and shrubberies whilst there is also a double driveway. The enclosed garden to the rear has a sculpted lawn, patio seating area and various established plants and shrubberies.

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





- Semi-detached villa
- Lounge
- Kitchen / Dining room
- Utility room & W.C.
- Three double bedrooms
- Family bathroom
- Floored attic
- GFCH & DG
- Gardens to front, side & rear
- Driveway

### **INCLUDED**

All fitted carpets, fitted floor coverings and integrated appliances in the kitchen 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: 1302.43 SQ FT**







## Room Sizes

*Approximate measurements*

Living Room	13'7" x 13'0"
Kitchen / Dining	24'1" x 9'11"
Utility	4'7" x 8'6"
Bedroom	12'0" x 15'1"
Bedroom	13'7" x 11'10"
Bedroom	11'2" x 11'8"
Bathroom	6'9" x 7'6"
W.C.	4'7" x 7'2"



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.