



33 St. Nicholas Street, St Andrews, KY16 8BQ

Offers Over £250,000



33 St. Nicholas Street St Andrews KY16 8BQ

OFFERS OVER
£250,000

33 St Nicholas Street is a mid-terraced villa situated within a popular residential area close to the East Sands and benefitting from off street parking via driveway. The property offers a degree of flexible accommodation and is within a short travelling distance of St Andrews fine historic centre.

The accommodation is formed over two levels comprising main reception hallway with useful under stair cupboard, lounge, dining room and kitchen. The lounge has a dual aspect overlooking both garden areas. From the lounge, a door connects to the kitchen. The kitchen has a range of floor and wall mounted units with complementary work surfaces and a door leading out to the rear garden. The dining room may also be utilised as a third bedroom if required. The first floor accommodation comprises: two double bedrooms with built-in wardrobes and bathroom. The 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, to the front there is an area of lawn and driveway for up to two cars. The enclosed garden to the rear is mostly laid out for ease of maintenance with slabs and chips with a variety of plants and shrubberies.

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





- Mid-terraced villa
- Lounge
- Kitchen
- Dining room / Bedroom 3
- Two further bedrooms
- Bathroom
- Gas-fired central heating
- Double glazing
- Gardens to front & rear
- Driveway parking for two cars

INCLUDED

All fitted carpets and fitted floor coverings 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

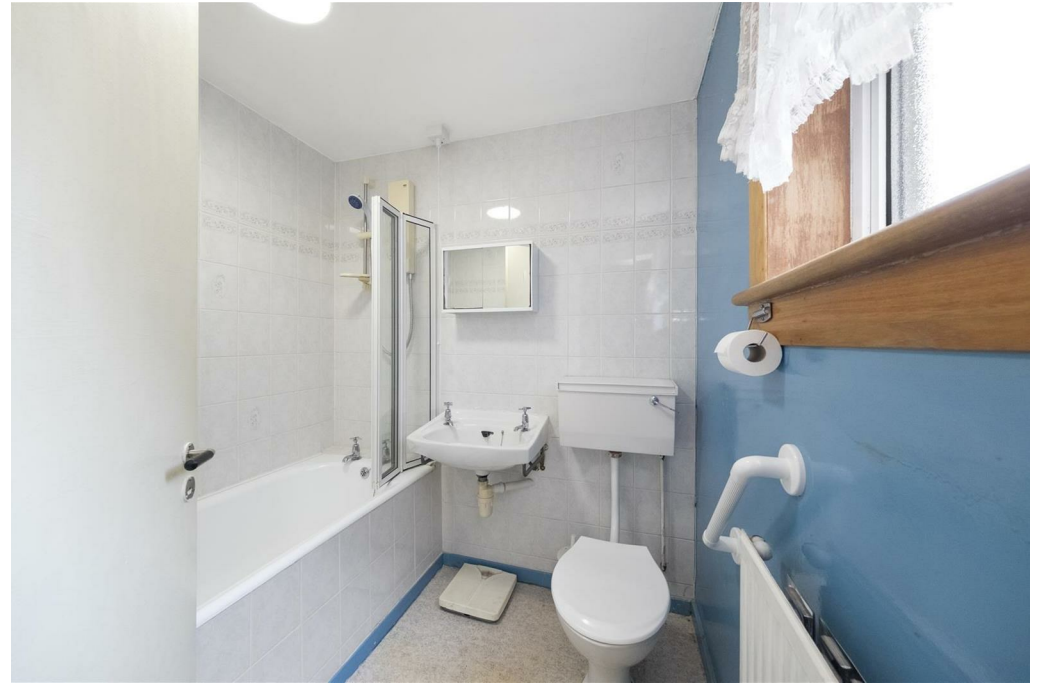
COUNCIL TAX BAND D

EPC RATING: D

FLOOR AREA: 925.70 SQ FT







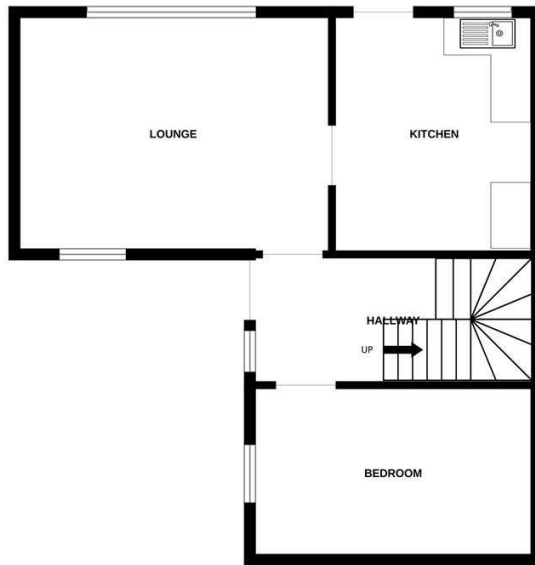
Room Sizes

Approximate measurements

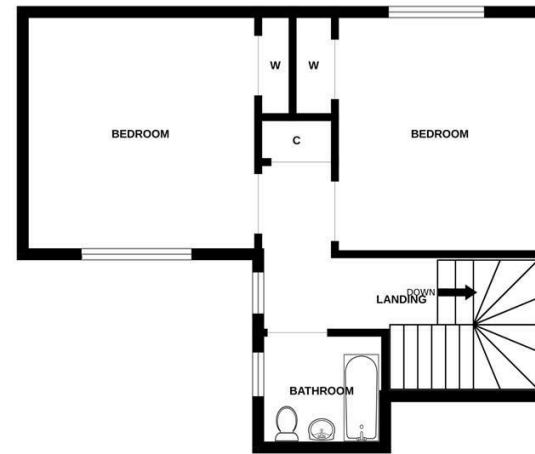
Lounge	15'8" x 12'0"
Kitchen	10'1" x 12'5"
Dining Room / Bedroom 3	13'5" x 8'9"
Bedroom	11'8" x 12'0"
Bedroom	10'3" x 12'6"
Bathroom	6'6" x 5'8"



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.
Made with Metropix ©2024



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.