



4 Clatto Place, St Andrews, KY16 8SD

Offers Over £390,000



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OFFERS OVER
£390,000

Rollos are pleased to offer this charming, semi-detached villa pleasantly situated at the end of a cul-de-sac in a popular residential area. The property offers off street parking and is conveniently placed for access to local amenities including primary schooling, botanic gardens and shopping facilities whilst the Historic centre is within a short travelling distance.

The accommodation is formed over two levels comprising on the ground floor: entrance vestibule, which in turn leads to the main reception hallway with useful built-in wardrobe and cupboard, lounge, dining/sitting room, kitchen, double bedroom, bathroom and utility porch. The lounge has a feature, free standing fireplace and overlooks the front garden. The dining room may be utilised as a further sitting room or family room and has stairs to the first floor. The modern kitchen has a built-in cooker and free standing appliances (two fridges and dishwasher), breakfast bar and floor and wall mounted units with complementary work surfaces. From here, a door connects to the utility porch with freestanding washing machine and

freezer. The double bedroom has views over the rear garden. The modern bathroom suite consists of WC, wash hand basin with vanity unit below and bath with shower above. The first floor accommodation comprises: upper hall with walk-in storage, two double bedrooms with storage and shower room.

The property benefits from double glazing and gas-fired central heating, apart from the shower room.

Externally, the garden has an abundance of mature plants, trees and shrubberies whilst there is a mono block driveway to the side. The enclosed established garden to the rear features two sculpted lawn areas, patio seating area, various plants, trees and shrubberies. There is a wooden detached garage which is deemed unsafe therefore no access shall be given.

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





- Semi-detached villa
- Lounge
- Dining room
- Kitchen
- Utility porch
- Three bedrooms
- Bathroom & Shower room
- GFCH & DG
- Gardens to front & 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 E

EPC RATING: D

FLOOR AREA: 1108.68 SQ FT







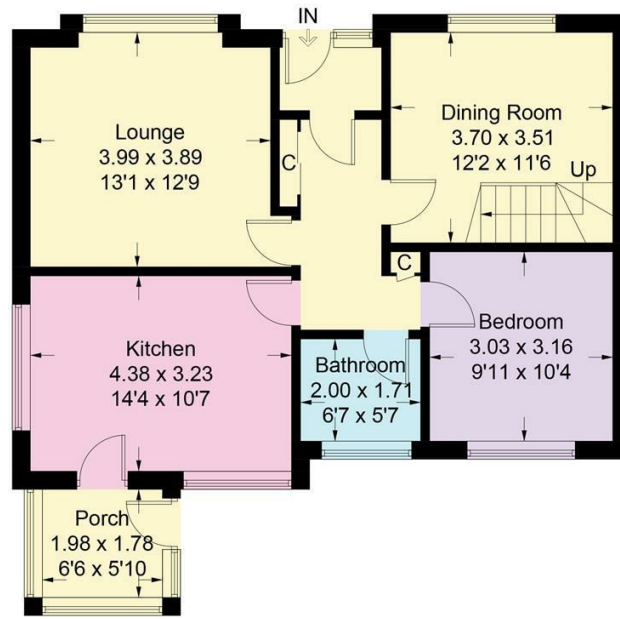
Room Sizes

Approximate measurements

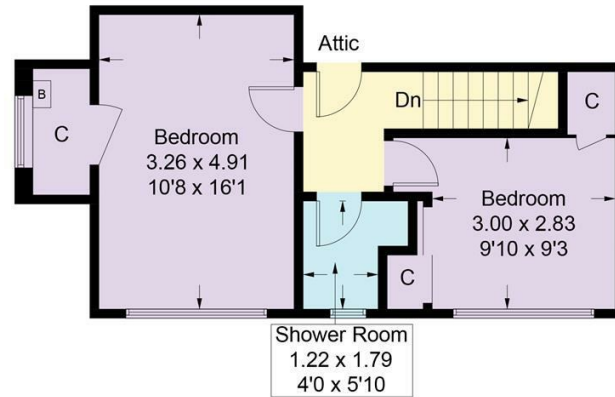
Porch	6'5" x 5'10"
Lounge	13'1" x 12'9"
Dining Room	12'1" x 11'6"
Kitchen	14'4" x 10'7"
Bedroom	9'11" x 10'4"
Bathroom	6'6" x 5'7"
Bedroom	10'8" x 16'1"
Bedroom	9'10" x 9'3"
Shower Room	4'0" x 5'10"



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Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1120833)



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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.