



93 Bridge Street, St Andrews, KY16 8AA

Offers Over £390,000



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St Andrews  
KY16 8AA

**OFFERS OVER**  
**£390,000**

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93 Bridge Street is a traditional, first floor apartment offering generous accommodation and potential development opportunity to create accommodation into the attic space or possible subdivision of the property (subject to necessary planning consents). The property is conveniently placed for central St Andrews, which has many fine amenities including shopping, restaurant, world class university and golf facilities.

The accommodation is formed over one level comprising: main reception hallway with built in cupboard and staircase to the floored attic, lounge, dining room, kitchen, three bedrooms and bathroom.

The lounge has a bay window formation and feature fireplace. The dining room has a recess cupboard and a door, which connects to the kitchen. The kitchen has a range of floor and wall mounted units with complementary work surfaces, whilst a door leads out to the rear of the property. Two of the three bedrooms are double-sized rooms. The bathroom suite consists of WC, wash hand basin and bath with shower over. With

two points of entry to the flat, there may be scope to sub-divide the apartment.

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

Externally, there is a private garden to the rear and a shared drying green.

Rollos highly recommends an early inspection to appreciate the accommodation and development opportunity on offer.





- First floor apartment
- Lounge
- Dining room
- Kitchen
- Three bedrooms
- Bathroom
- GFCH & DG
- Private garden to rear
- Shared drying green
- Potential to subdivide (subject to relevant consents)

### **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 E**

**EPC RATING: E**

**FLOOR AREA: 1087.15 SQ FT**







## Room Sizes

*Approximate measurements*

Lounge	11'11" x 15'1"
Dining Room	11'5" x 14'2"
Kitchen	6'9" x 15'4"
Bedroom	8'11" x 13'3"
Bedroom	9'7" x 11'8"
Bedroom	8'3" x 10'6"
Bathroom	5'1" x 8'11"
Attic Room 1	12'9" x 15'7"
Attic Room 2	14'10" x 15'9"



## 93 Bridge Street, St Andrews



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1125429)



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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.