



2 Johnston Court, North Street, St. Andrews, KY16 9PY

Offers Over £480,000



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£480,000

Rollos are delighted to offer to the market this immaculately presented, first-floor apartment, which has undergone a full refurbishment and is enviably situated within a Conservation area in the centre of St Andrews. The apartment is successfully run as an Air B&B with a mixture of personal use. The property benefits from secure residents' parking and is conveniently placed for all of St Andrews' world class amenities including shops, restaurants, cafes, golf and university facilities.

The bright accommodation is accessed via a secure entry system with the subjects comprising; main reception hallway with useful store cupboard, lounge, kitchen, shower room, master bedroom with en-suite shower room and bedroom two with fitted wardrobe. The lounge has a large picture window allowing an abundance of natural light and there is space for dining. The modern kitchen has a built-in cooker and dishwasher and floor and wall mounted units with complementary work surfaces. The generous bedrooms overlook North Street towards historic university buildings. The master

bedroom has a modern en-suite shower room whilst the second bedroom features a large, deep wardrobe. The modern shower room suite consists of WC, wash hand basin with vanity unit below and walk-in shower cubicle.

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

Externally there is residents' parking secured via entry post.

Due to the nature of the sale, we shall do our best to accommodate convenient viewing dates but this will not always be possible and we do ask for your patience.





- First floor apartment
- In conservation area
- Lounge
- Kitchen
- Master bedroom & En suite
- Further double bedroom
- Shower room
- Residents' parking

INCLUDED

All fitted carpets, fitted floor coverings and integrated appliances in the kitchen are 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: B

FLOOR AREA: 818.06 SQ FT





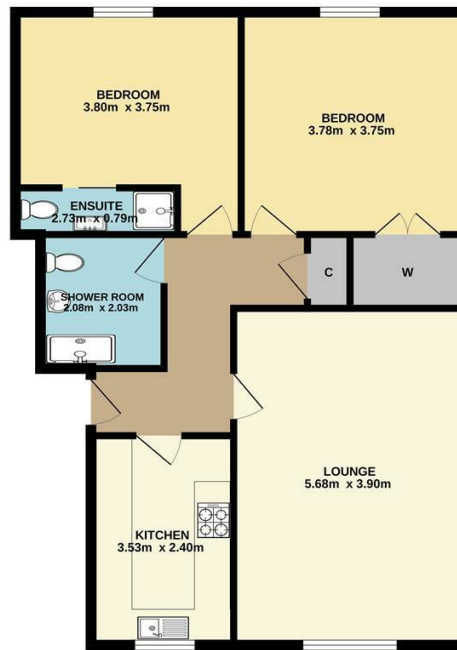


Room Sizes

Approximate measurements

Lounge	18'7" x 12'9"
Kitchen	11'6" x 7'10"
Bedroom	12'5" x 12'3"
En-Suite Shower Room	8'11" x 2'7"
Bedroom	12'4" x 12'3"
Shower Room	6'9" x 6'7"

GROUND 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 not guaranteed 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.