



Flat 1, 80 Argyle Street, St. Andrews, KY16 9BU

Offers Over £600,000







# Flat 1, 80 Argyle Street St. Andrews KY16 9BU

**OFFERS OVER**  
**£600,000**

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Rollos are delighted to offer to the market this charming, lower ground floor apartment set within a Conservation area in a sought after development in St Andrews. The flat enjoys views towards Cockshaugh Park and benefits from covered, secure parking with a private parking bay. The property is conveniently placed for access to the historic centre via Lade Braes Walk with world class amenities available including schooling, shopping, restaurants, university and golf facilities.

The accommodation is formed over one level comprising: main reception hallway with two useful cupboards, lounge, kitchen, master bedroom with en-suite shower room and built-in storage, two further bedrooms with built-in storage, modern shower room and utility room.

The bright lounge has space for dining and has French doors, which lead out to the private garden. The kitchen has built-in hob, oven, microwave and fridge/freezer and floor and wall mounted units with complementary work surfaces. A glazed door leads out to the garden

patio. The generous master bedroom features excellent storage with twin built-in wardrobes. The en-suite consists of WC, wash hand basin with vanity unit below and shower cubicle. Storage is provided via two built-in cupboards. The utility room has a range of floor and wall mounted units whilst there is space for white goods.

The property is serviced by gas fired under floor central heating, double glazing and secure video entry system.

Externally, the private garden is enclosed and is mostly of patio providing a pleasant seating area overlooking the nearby park. The communal gardens to the rear of the property are well maintained and there is a private store room and communal recycling area. The access to the secure parking is via electric door.

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





- Lower ground floor apartment
- In Conservation area
- Lounge, Kitchen & Utility room
- Master bedroom with en suite
- Two further bedrooms
- Shower room
- Gas fired under floor heating system & DG
- Video security entry phone system
- Private garden & Communal rear garden
- Secure private parking & Store room

### **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 F**

**EPC RATING: B**

**FLOOR AREA: 1259.38 SQ FT**













## Room Sizes

*Approximate measurements*

Lounge	11'7" x 18'10"
Kitchen	11'5" x 17'0"
Utility Room	6'10" x 6'5"
Bedroom	14'9" x 14'3"
En Suite	12'11" x 5'7"
Bedroom	13'11" x 10'4"
Bedroom	12'0" x 8'7"
Shower Room	5'9" x 7'4"



**Flat 1, 80 Argyle Street, St Andrews**

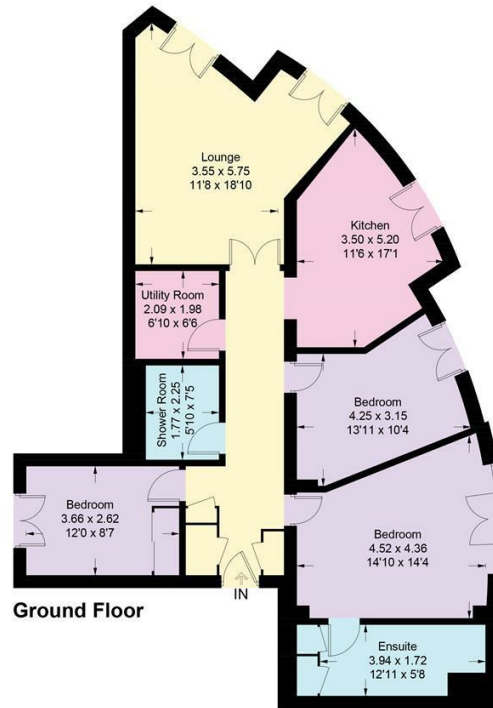


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1125988)



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at any of our offices.

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