



11 James Foulis Court, St. Andrews, KY16 8SY

Offers Over £170,000



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OFFERS OVER
£170,000

Rollos are pleased to offer to the market this modern, ground floor apartment forming part of a retirement development. The bright flat benefits from a private parking bay and access to shared garden areas. St Andrews hospital and supermarket are positioned nearby whilst regular bus links connect to the historic centre of St Andrews.

There is a restriction whereby one owner must be aged 55 or over.

The accommodation is formed over one level comprising on the ground floor: main reception hallway with generous walk-in store cupboard with light supply, lounge, dining kitchen, double bedroom and shower room. The lounge has space for dining and enjoys a pleasant view over the well-maintained, communal gardens. The kitchen has built-in appliances (cooker, fridge/freezer) and floor and wall mounted units with complementary work surfaces. The good-sized double bedroom also enjoys views over the garden areas and benefits from a built-in wardrobe. The modern shower room suite

consists of WC, wash hand basin and walk-in shower cubicle.

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

Externally, there is a private parking bay to the front of the property. A locked gate to the side provides access to the established, communal gardens providing a pleasant seating area.

There is a low monthly factoring charge of £80 which covers all ground maintenance and common building insurance (September 2024).

Restriction is for those who fall into any of the following categories; over 55, frail elderly, physical disabilities, learning disabilities or those with special needs, however, any interested parties should seek further guidance from their solicitor.

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





- Ground floor flat
- Modern purpose built development for the over 55s
- Lounge
- Modern kitchen
- Double bedroom
- Shower room
- Excellent storage
- Designated Parking
- GFCH & DG
- Shared Gardens

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: C

FLOOR AREA: 602.78 SQ FT







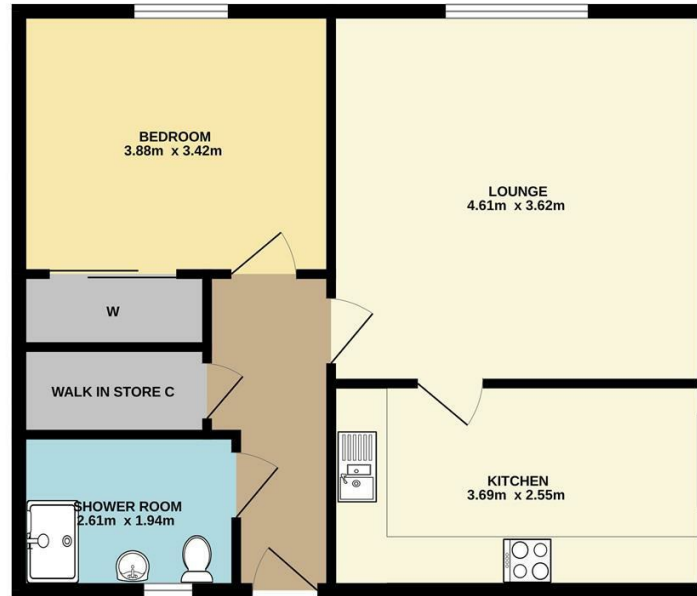
Room Sizes

Approximate measurements

Lounge	15'1" x 11'10"
Kitchen	12'1" x 8'4"
Bedroom	12'8" x 11'2"
Shower Room	8'6" x 6'4"



GROUND FLOOR



TOTAL FLOOR AREA: 60.4 sq.m. approx.
While every attempt has been made to ensure the accuracy of the description 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 business 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.
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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.