



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

Offers Over £158,000



11 James Foulis Court St. Andrews KY16 8SY

OFFERS OVER
£158,000

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







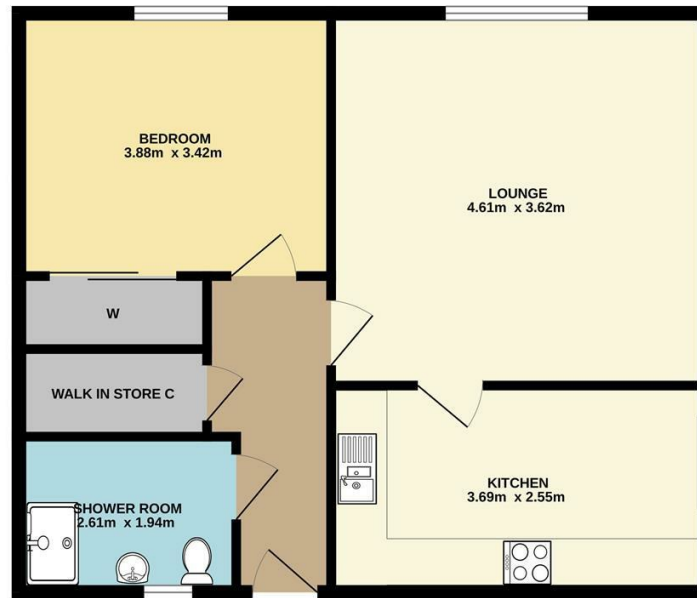
Room Sizes

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.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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.
 Made with Metropix C2024



WWW.ROLLOS.CO.UK

24 hour answering service at all our offices

CUPAR

67 Crossgate, Cupar,
 Fife KY15 5AS
 T: 01334 654081
 E: cupar@rollos.co.uk

ST ANDREWS

6 Bell Street, St Andrews,
 Fife KY16 9UX
 T: 01334 477700
 E: standrews@rollos.co.uk

ST ANDREWS

114 South Street, St Andrews,
 Fife KY16 9QD
 T: 01334 477774
 E: propertyletting@rollos.co.uk

GLENROTHES

North House, North Street,
 Glenrothes, Fife KY7 5NA
 T: 01592 759414
 E: glenrothes@rollos.co.uk

We are pleased to offer a
free valuation and quotation
 without any obligation.

Contact our Property Department
 at any of our offices.

Rollos and Rollos Property Letting are trading names of Rollos Law LLP. Registered No: S0304168, Registered Office: 67 Crossgate, Cupar, Fife KY15 5AS

Prospective purchasers/tenants should note that unless their interest in the property is intimated to the subscribers following inspection, the subscribers cannot guarantee that notice of the closing date will be advised and consequently the property may be sold/let without notice. The subscribers are not bound to accept the highest/any offers.

You may download, store and use the material for your own use and research. You may not republish, retransmit or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from our website.