



11 Radernie Place, St. Andrews, KY16 8QR

Offers Over £400,000



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£400,000

Rollos are pleased to offer to the market this extended, detached villa situated within a popular residential area close to local amenities including primary schooling, whilst the centre of historic St Andrews is within a short travel.

The bright accommodation is formed over two levels comprising on the ground floor: main reception hallway with useful under stair cupboard, lounge, dining room, kitchen and double bedroom with wet room. The lounge has a feature fireplace, overlooks the front garden and opens to the dining room. This in turn connects to the rear garden via patio doors. The modern kitchen has a built-in gas hob, electric oven and floor and wall mounted units with complementary work surfaces. From here, doors lead to an inner hall and integral garage. The inner hall provides access to the double bedroom with wet room. The first floor accommodation comprises: master bedroom (forming part of the extension) with separate seating / study area, two further double bedrooms with built-in storage and a family bathroom. The modern bathroom suite consists of WC, wash hand basin and bath with

shower over.

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

Externally, to the front of the property, there is an area of lawn and a driveway for two cars connecting to the integral garage. The garden to the rear has a patio seating area, lawn with various established trees and conifers.

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





- Detached villa
- Lounge
- Dining room
- Kitchen
- Bedroom with En-suite wet room
- Three further double bedrooms
- Family bathroom
- GFCH & DG
- Gardens to front & rear
- Driveway & Integral garage

INCLUDED

All fitted carpets, fitted floor coverings and integrated kitchen 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: C

FLOOR AREA: 1323.96 SQ FT





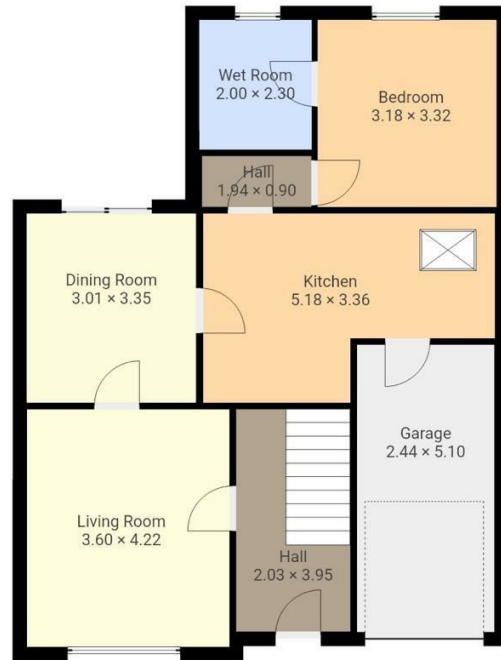


Room Sizes

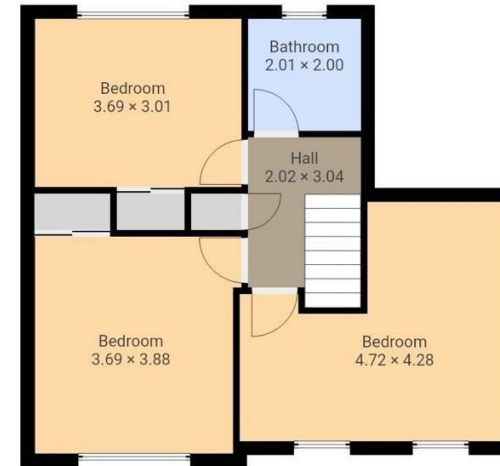
Approximate measurements

Lounge	11'9" x 13'10"
Dining Room	9'10" x 11'7"
Kitchen	16'11" x 11'0"
Bedroom	10'5" x 10'10"
Wet Room	6'6" x 7'6"
Bedroom	15'5" x 14'0"
Bedroom	12'1" x 12'8"
Bedroom	12'1" x 9'10"
Bathroom	6'7" x 6'6"
Garage	8'0" x 16'8"





Ground Floor



First Floor

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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.