



4 Andrew Lang Crescent, St. Andrews, KY16 8YL  
Offers Over £360,000







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**OFFERS OVER**  
**£360,000**

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Rollos are pleased to offer this charming, detached bungalow benefitting from off street parking via a driveway and garage whilst positioned within a popular residential area. The property is conveniently placed for access to good local amenities and the historic centre is within a short travelling distance.

The accommodation is formed over one level comprising; main reception hall with two useful built-in store cupboards, lounge, dining room, conservatory, kitchen, two bedrooms and shower room. The lounge has a feature fireplace and overlooks the front garden. The dining room may be used as a further sitting room and provides access to the conservatory, which overlooks the rear enclosed garden. The kitchen has a built-in cooker, space for appliances and floor and wall mounted units with complementary work surfaces. From here, a door connects to the rear. The two double bedrooms each benefit from built-in storage. The modern shower room suite consists of WC, was hand basin with vanity unit and shower cubicle.

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

Externally, the garden to the front is laid to lawn with a chipped and part paved driveway to the side, which connects to the semi detached, single garage. The garage offers an electrically operated roller door. The enclosed, mature rear garden has an area of lawn, patio seating area, summer house, greenhouse and various plants and shrubberies.

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







- Detached bungalow
- Lounge
- Dining room
- Conservatory
- Two bedrooms
- Shower room
- GFCH & DG
- Gardens to front & rear
- Driveway
- Garage

## INCLUDED

All fitted carpets, fitted floor coverings, fitted appliances in the kitchen, greenhouse and summer house 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 E**

**EPC RATING: D**

**FLOOR AREA: 1054.86 SQ FT**













## Room Sizes

*Approximate measurements*

Lounge	14'9" x 14'1"
Dining Room	8'9" x 13'1"
Conservatory	8'11" x 12'3"
Kitchen	7'10" x 17'1"
Bedroom	11'10" x 10'4"
Bedroom	9'9" x 15'6"
Shower Room	6'1" x 6'8"





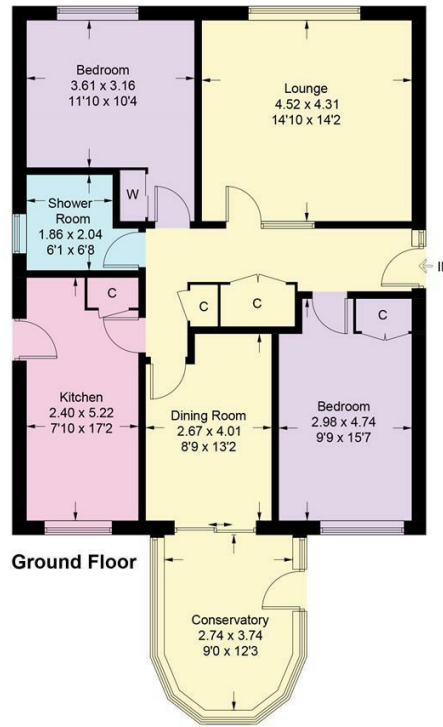


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1156802)



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**free valuation and quotation**  
without any obligation.

Contact our Property Department  
at any of our offices.