



6 Kingsbarns House, St. Andrews, KY16 9HD

Offers Over £485,000







# 6 Kingsbarns House St. Andrews KY16 9HD

**OFFERS OVER**  
**£485,000**

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Rollos are delighted to offer to the market this luxury, first floor apartment with high quality finishes throughout and situated within a modern, prestigious development in a Conservation area close to St Andrews' historic centre and East Sands beach. The property is conveniently placed for access to the University and golf facilities along with the excellent variety of cafes, restaurants and shopping amenities. The flat also benefits from an allocated parking space and is set amongst well maintained communal grounds.

The accommodation is formed over one level comprising: spacious main reception hallway with utility cupboard, open plan lounge / diner / kitchen, two double bedrooms, master en-suite and bathroom. The bright lounge has a bay dining area with picture window which opens to the impressive, high-end kitchen. The kitchen has built-in Siemens induction hob with glazed splashback, cooker, microwave, fridge / freezer and dishwasher, floor and wall mounted units with complementary work surfaces and breakfast bar. The master bedroom has a pleasant outlook, twin, built-in wardrobes and modern en-suite

shower room. The en suite comprises WC, wash hand basin, shower cubicle, concealed storage and under floor heating. The second bedroom also enjoys a pleasant outlook and has a built-in wardrobe. The contemporary bathroom suite consists of WC, wash hand basin, bath with shower over, concealed storage and under floor heating.

Features also include a video security entry system, Amtico flooring, Villeroy & Bosh sanitary ware, double glazing and gas-fired central heating.

Externally, to the front of the building; there is an allocated parking space along with visitors' spaces.

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





- First floor apartment in Conservation area
- Open plan lounge / diner / kitchen
- Master bedroom with En suite
- Further double bedroom
- Family bathroom
- GFCH & DG
- Video security entry system
- Allocated parking space

### INCLUDED

All fitted carpets, fitted floor coverings and integrated kitchen appliances 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: 957.99 SQ FT**











## Room Sizes

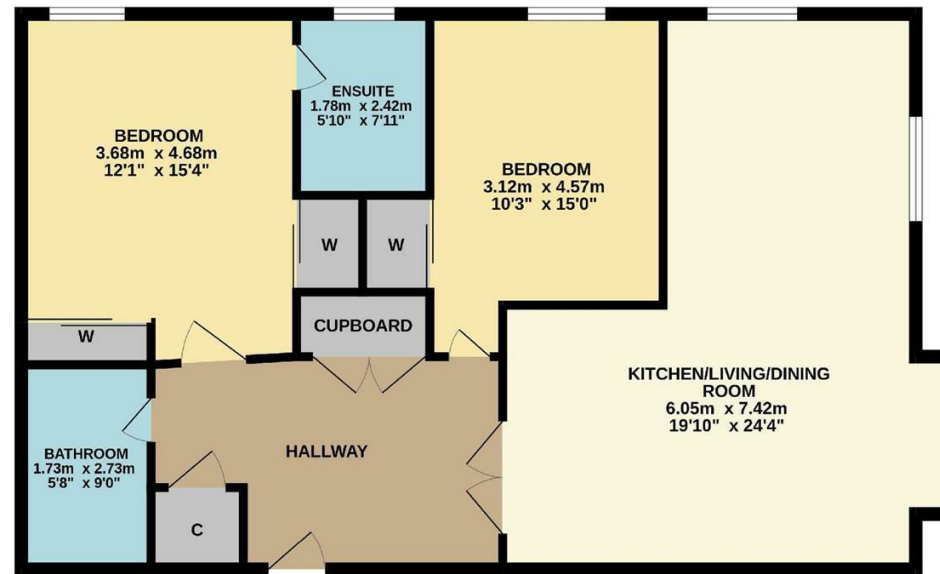
*Approximate measurements*

|                          |                |
|--------------------------|----------------|
| Lounge / Diner / Kitchen | 19'10" x 24'4" |
| Bedroom                  | 12'0" x 15'4"  |
| En Suite                 | 5'10" x 7'11"  |
| Bedroom                  | 10'2" x 14'11" |
| Bathroom                 | 5'8" x 8'11"   |





GROUND FLOOR  
89.7 sq.m. (966 sq.ft.) approx.



TOTAL FLOOR AREA: 89.7 sq.m. (966 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 illustrative 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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**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

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

Contact our Property Department  
at any of our offices.