



1 Hamilton Avenue, St. Andrews, KY16 8EH

Offers Over £225,000







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St. Andrews  
KY16 8EH

**OFFERS OVER**  
**£225,000**

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Rollos are pleased to offer to the market this end terraced villa situated within a popular residential area and offering spacious accommodation over two levels. The property is conveniently placed for access to good local amenities whilst the historical centre of St Andrews is within a short travelling distance.

The accommodation is formed over two levels comprising: main reception hallway with useful store cupboard, lounge and kitchen. The lounge has a picture window overlooking the rear garden and benefits from a large store cupboard. The impressive modern kitchen has a built-in cooker, dishwasher, washing machine and fridge / freezer, breakfast bar and floor and wall mounted units with complementary work surfaces. From here, a door connects to the rear garden. The first floor accommodation comprises: two double bedrooms, the master with a built-in wardrobe, and bathroom. The 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, there is an enclosed garden to the rear with patio seating area, outbuilding, various plants and shrubberies.

Please note the curtain poles in the lounge and upper landing will not be left as part of the sale.

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







- End terraced villa
- Lounge
- Kitchen
- Two bedrooms
- Bathroom
- Gas-fired central heating
- Double glazing
- Enclosed garden to rear

## 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 C**

**EPC RATING: C**

**FLOOR AREA: 785.77 SQ FT**













## Room Sizes

*Approximate measurements*

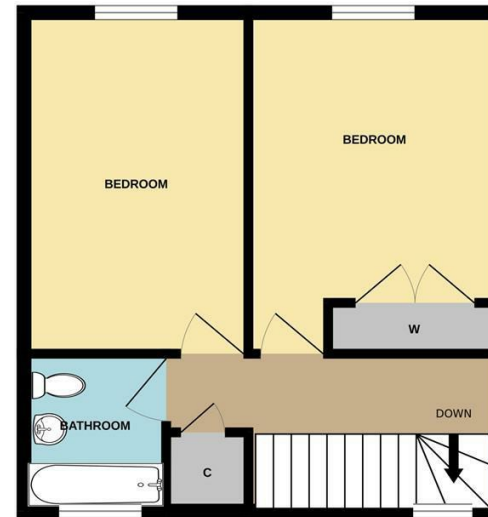
Lounge	16'8" x 10'9"
Kitchen	13'5" x 8'3"
Bedroom	8'10" x 13'5"
Bedroom	10'4" x 13'5"
Bathroom	6'4" x 5'8"



GROUND FLOOR



1ST FLOOR



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

Contact our Property Department  
at any of our offices.