



48 Scooniehill Road, St. Andrews, KY16 8HB

Offers Over £280,000



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St. Andrews
KY16 8HB

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£280,000

Rollos are pleased to offer to the market this mid-terraced villa offering spacious accommodation over two levels. The property benefits from an HMO licence for three people (March 2027) and is set within a popular area close to good local amenities including primary schooling, shopping facilities whilst the historic centre is within a short travelling distance.

The bright accommodation comprises on the ground floor: main reception hallway, lounge, dining room and kitchen. The lounge has a large picture window overlooking the front garden and opens through to the dining room with a bright aspect over the rear garden. The kitchen has a built-in gas hob and electric oven, space for appliances, breakfast bar and floor and wall mounted units with complementary worksurfaces. The first floor accommodation comprises: three bedrooms, box room / study and bathroom. All three bedrooms benefit from built-in furniture. The box room contains the combi boiler and has electric points which may make this space useful as a small study. 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, the garden to the front is laid to lawn, which is bordered by various plants and shrubberies. The enclosed garden to the rear has a patio seating area, lawn, various plantings and store. Ample on-street parking is available to the rear of the property in Allan Robertson Drive.

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





- Mid-terraced villa
- Lounge & Dining room
- Kitchen
- Three bedrooms
- Box room / Study
- Bathroom
- GFCH & DG
- Gardens to front & rear

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 C

EPC RATING: D

FLOOR AREA: 914.93 SQ FT







Room Sizes

Approximate measurements

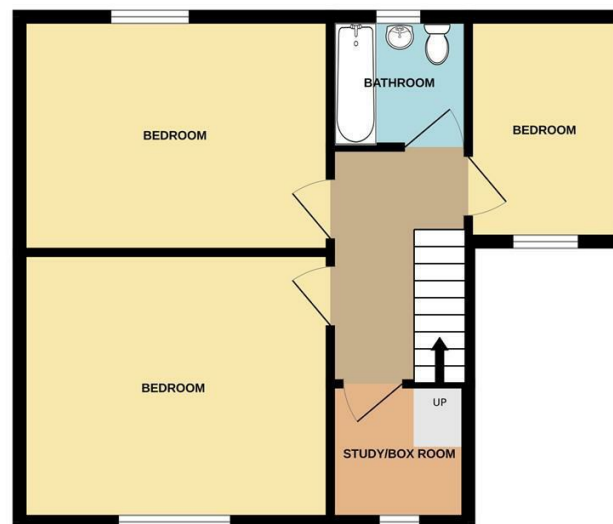
Lounge	13'3" x 10'7"
Dining Room	9'3" x 8'3"
Kitchen	10'1" x 8'7"
Bedroom	13'5" x 10'8"
Bedroom	13'5" x 10'2"
Bedroom	9'8" x 8'8"
Box Room / Study	6'5" x 5'11"
Bathroom	6'3" x 5'6"



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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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.

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