



2 Abbey Villa, Abbey Walk, St. Andrews, KY16 9LB
Offers Over £375,000



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OFFERS OVER
£375,000

Rollos are delighted to offer to this market this charming ground floor apartment offering residents' parking in a Conservation area and set within a most attractive building close to the East Sands beach and St Andrews town centre. The property offers spacious accommodation and benefits from a private garden accessed directly from the apartment. A short walk provides access to St Andrews' many fine historic amenities including university, golf, shopping, and restaurant facilities.

The accommodation is formed over one level comprising: communal entrance hallway, main reception hallway, lounge, kitchen, two double bedrooms and bathroom. The large lounge has space for dining and overlooks the rear patio garden. The kitchen has an integrated hob and oven, space for freestanding appliances and floor and wall mounted units with complementary worksurfaces. From here, a door connects to the private garden. The double bedrooms are generously sized, one of which benefits from built-in storage. The bathroom suite consists of WC, wash hand basin and bath with shower over

and wet wall surround.

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

Externally the enclosed garden to the rear is laid with pavements and contains various plantings.

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





- Ground floor apartment
- In Conservation area
- Lounge with space to dine
- Kitchen
- Two double bedrooms
- Bathroom
- Gas-fired central heating
- Double glazing
- Enclosed rear garden
- Residents' parking

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 E

EPC RATING: D

FLOOR AREA: 818.10 SQ FT







Room Sizes

Approximate measurements

Lounge	17'9" x 13'2"
Kitchen	10'1" x 10'7"
Bedroom	12'3" x 11'3"
Bedroom	10'2" x 11'10"
Bathroom	6'3" x 6'9"



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given 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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