



118 Tom Morris Drive, St. Andrews, KY16 8HS

Offers Over £225,000







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**OFFERS OVER**  
**£225,000**

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Rollos are pleased to offer to the market this bright, terraced villa offering spacious accommodation and set within a popular residential area close to local shopping and schooling. The property is also within a short travelling distance of St Andrews historic centre with a wide range of amenities including university, golf, shopping and recreational facilities.

The accommodation is formed over two levels comprising on the ground floor: main reception hallway with useful store cupboard, lounge and kitchen. The lounge has a picture window overlooking the front garden to playing fields beyond with a dining area to the rear that opens to the kitchen. The kitchen has an integrated hob and oven, space for a freestanding washing machine, dishwasher, fridge and freezer, and floor and wall mounted units with complementary work surfaces. From here, a door leads out to the rear garden. The first floor accommodation comprises: two double bedrooms, box room with built-in cupboard, 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, the garden to the front is laid to lawn. The enclosed garden to the rear has decorative low maintenance chips with various plants. There is also an external brick-built store.

The clients may leave the property furnished if desired.

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





- Mid-terraced villa
- Lounge with dining area
- Open plan to kitchen
- Two bedrooms
- Box room
- Bathroom
- GFCH & DG
- Garden to front & rear

### INCLUDED

All fitted carpets, fitted floor coverings and integrated kitchen appliances will be included in the marketing price. The clients may leave the property furnished if desired.

### 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: 796.53 SQ FT**













## Room Sizes

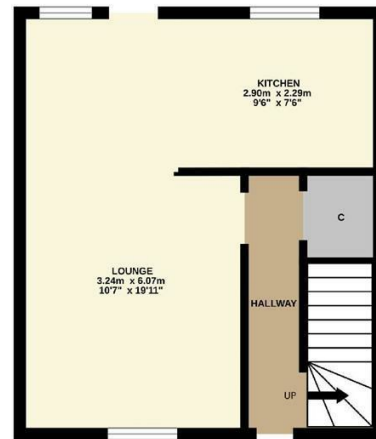
*Approximate measurements*

Lounge	10'7" x 19'10"
Kitchen	9'6" x 7'6"
Bedroom	13'4" x 9'10"
Bedroom	13'4" x 9'10"
Box Room	6'2" x 5'11"
Bathroom	6'2" x 5'5"





GROUND FLOOR  
31.4 sq.m. (338 sq.ft.) approx.



1ST FLOOR  
35.8 sq.m. (386 sq.ft.) approx.



TOTAL FLOOR AREA: 67.2 sq.m. (724 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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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

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

Contact our Property Department  
at any of our offices.