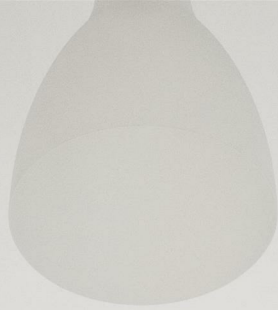




9 Muttoes Court, St. Andrews, KY16 9AY

Offers Over £385,000



9 Muttoes Court St. Andrews KY16 9AY

OFFERS OVER
£385,000

9 Muttoes Court is an immaculately presented, top floor apartment, situated in a Conservation area within the historic centre of St Andrews with pleasant views towards St Salvators Chapel spire. The property benefits from secure entry system, shared maintained gardens whilst having all of St Andrews world class facilities on hand including university, golf, shopping, restaurant and recreational facilities. A fine example of a turn key property.

Finished to a high standard throughout, the accommodation is formed over one level comprising: main reception hallway, lounge with open plan kitchen, two double bedrooms and shower room. The bright lounge enjoys an abundance of natural light further enhanced by a carefully placed wall mirror, features an elevated mounted fireplace and is open plan to the most impressive modern kitchen. The kitchen benefits from integrated cooker, dishwasher, fridge, freezer and washer / dryer, floor and wall mounted units with quality worktops and breakfast bar. Both double bedrooms benefit from built-in storage. The contemporary shower room suite consists of

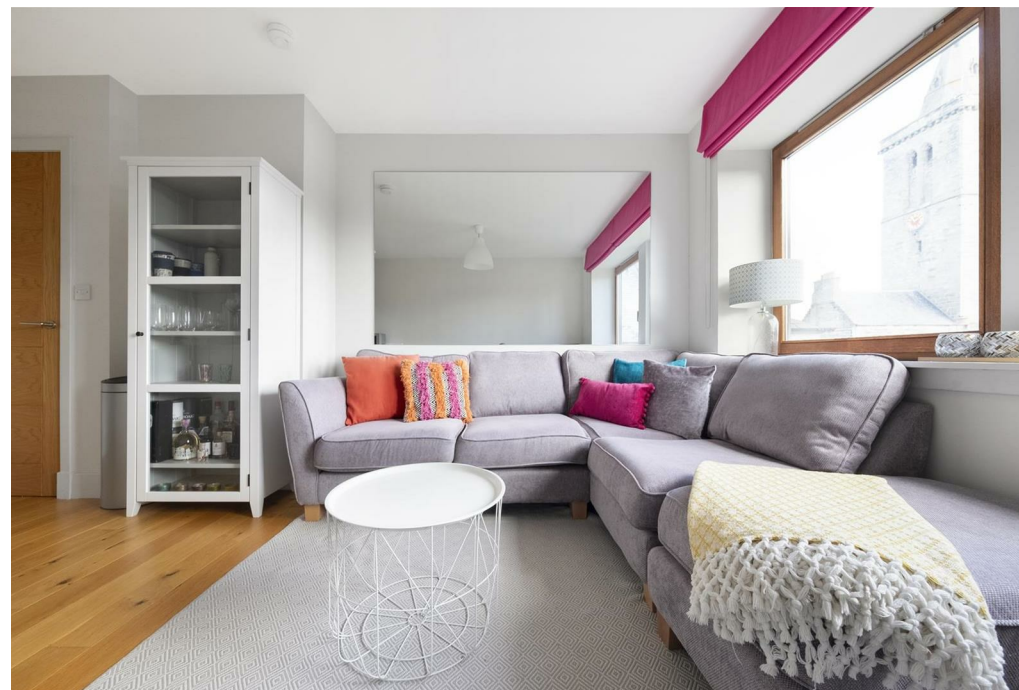
WC, wash hand basin with vanity unit below and shower cubicle. The property is complemented by wood flooring and doors.

The property benefits from double glazing and electric heating.

Externally, there is a private store cupboard situated adjacent to the flat entrance. To the rear, the maintained communal gardens have patio seating, various plants, trees and shrubberies. There is also access to a secure bike store.

Some pieces of furniture will be included in the marketing price.

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





- Top floor apartment
- In Conservation area
- Open plan lounge / kitchen
- Two bedrooms
- Shower room
- DG & Electric heating
- Secure entry system
- Communal garden

INCLUDED

All fitted carpets, fitted floor coverings, some pieces of furniture and integrated kitchen appliances will be included in the marketing price.

SERVICES

Mains water, drainage and electricity are connected to the property.

VIEWING

By appointment through our Rollos St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND D

EPC RATING: D

FLOOR AREA: 516.67 SQ FT







Room Sizes

Approximate measurements

Lounge / Kitchen

11'3" x 18'0"

Bedroom

9'7" x 11'0"

Bedroom

7'11" x 10'0"

Shower Room

7'10" x 7'2"



GROUND FLOOR



Whilst 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 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 not guaranteed 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.