



10C Upper Alexandra Place, St. Andrews, KY16 9XD

Offers Over £425,000



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10C Upper Alexandra Place is a charming, traditional, top floor apartment situated within a Conservation area in the centre of St Andrews offering spacious accommodation and conveniently placed for all of St Andrews' many fine amenities including university, shopping, restaurant and golf facilities.

The accommodation is initially accessed via secure entry system to a communal hall. The subjects comprise: main reception hall with two built-in cupboards, lounge with open plan diner and kitchen, two bedrooms and bathroom. The impressive lounge has a picture window with open aspects, feature fireplace and is open plan to the kitchen. The kitchen has an integrated hob and oven, space for freestanding appliances, and floor and wall mounted units with complementary worksurfaces. Both double bedrooms benefit from built-in wardrobes and have pleasant views towards central St Andrews including church and chapel spires. The bathroom suite consists of WC, wash hand basin and bath with shower over.

The property benefits from solid wood double glazing, replaced in November 2023 with 10-year guarantee, and gas-fired central heating.

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





- Top floor apartment
- In Conservation area
- Open plan lounge / diner / kitchen
- Two bedrooms
- Bathroom
- DG & GFCH

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 D

EPC RATING: C

FLOOR AREA: 796.53 SQ FT







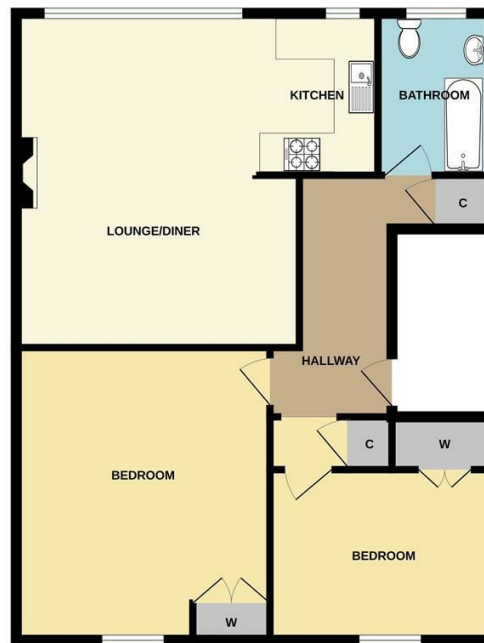
Room Sizes

Approximate measurements

Lounge / Kitchen	19'4" x 17'10"
Bedroom	14'1" x 15'11"
Bedroom	10'8" x 9'1"
Bathroom	6'4" x 8'5"



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 misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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WWW.ROLLOS.CO.UK

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

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