



15 Boase Avenue, St. Andrews, KY16 8BX

Offers Over £225,000



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St. Andrews
KY16 8BX

OFFERS OVER
£225,000

Rollos are pleased to offer to the market this well-presented, first-floor apartment, pleasantly situated close to the charming Kinness Burn and enjoying a large maintained private garden. The property is within a short walking distance of St Andrews' vibrant historic centre with world class amenities including shopping, restaurant, bar, university and golf facilities available.

The accommodation is formed over one level comprising: entrance hall with stairs to the first-floor reception. The hallway has a built-in cupboard and access to all rooms including lounge, kitchen, two bedrooms and shower room. The lounge has a bright aspect and wood flooring. The kitchen has an integrated hob and oven, space for freestanding appliances, and floor and wall mounted units with complementary work surfaces. Both bedrooms are doubles and the master bedroom benefits from built-in storage. The modern shower room suite consists of WC, wash hand basin and shower cubicle.

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

Externally at the gate entrance is a side garden area with decorative low maintenance chips. To the rear the garden contains a patio seating area and lawn bordered by various mature plants and shrubberies.

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





- First-floor apartment
- Lounge
- Kitchen
- Two double bedrooms
- Shower room
- Gas-fired central heating
- Double glazing
- Garden to side and rear

INCLUDED

All fitted carpets, fitted floor coverings, integrated kitchen appliances and wardrobe in bedroom to front 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 B

EPC RATING: C

FLOOR AREA: 731.95 SQ FT







Room Sizes

Approximate measurements

Lounge	11'9" x 14'10"
Kitchen	7'7" x 12'2"
Bedroom	11'3" x 11'1"
Bedroom	8'9" x 12'2"
Shower Room	4'7" x 8'3"



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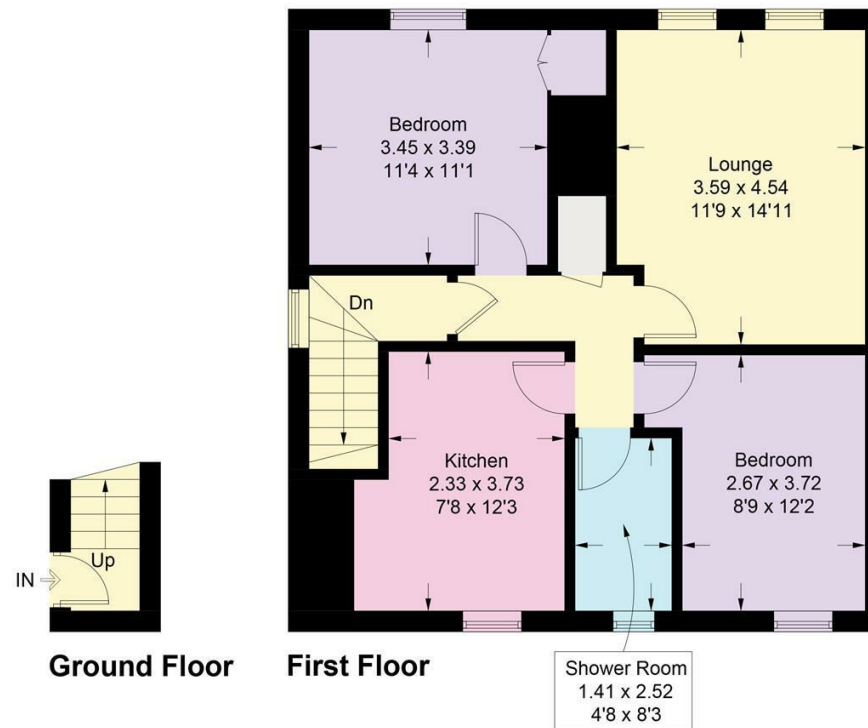


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1182735)



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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.