



38 Hamilton Avenue, St. Andrews, KY16 8EH

Offers Over £250,000



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St. Andrews
KY16 8EH

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£250,000

38 Hamilton Avenue is a particularly well-presented bungalow set within a popular residential area with on-street parking accessible to the front and rear of the property. The bungalow has recently been re-carpeted and painted, presenting the property in move-in condition. The property is conveniently placed for access to good local shopping, schooling, hospital and recreational facilities whilst the historic centre is within a short travelling distance offering world class amenities.

The accommodation is formed over one level comprising: main reception hallway, lounge, dining kitchen, two bedrooms, bathroom and inner hallway with storage. The bright lounge has a picture window overlooking the front garden and green belt area beyond, feature wall mounted fireplace and a door to the kitchen. The modern dining kitchen has an integrated hob and oven, space for freestanding appliances and floor and wall mounted units with complementary work surfaces. From here, doors connect to the inner hall and rear garden. Both double bedrooms are of a generous size and the master bedroom benefits

from built-in wardrobes. The bathroom suite consists of WC, wash hand basin and bath with shower over.

All furniture in the property will be included in the marketing price.

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

Externally, the garden to the front is laid with low maintenance chips with various plants and shrubberies. The enclosed garden to the rear has a brick-built shed (electric cable not connected and can be fully installed by an approved electrician and necessary planning). This attractive garden is laid with decorative low maintenance chips with various plantings.

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





- Terraced bungalow
- Lounge
- Dining kitchen
- Two double bedrooms
- Bathroom
- Gas-fired central heating
- Double-glazing
- Garden to front & rear

INCLUDED

All fitted carpets, fitted floor coverings, integrated appliances in the kitchen and furniture 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 C

EPC RATING: C

FLOOR AREA: 731.90 SQ FT







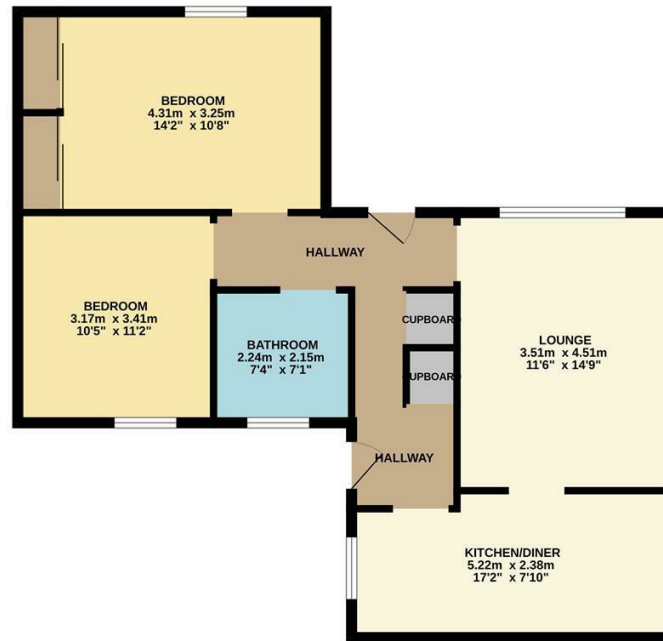
Room Sizes

Approximate measurements

Lounge	11'6" x 14'9"
Dining Kitchen	17'1" x 7'9"
Bedroom	14'1" x 10'7"
Bedroom	10'4" x 11'2"
Bathroom	7'4" x 7'0"



GROUND FLOOR
69.0 sq.m. (743 sq.ft.) approx.



TOTAL FLOOR AREA: 69.0 sq.m. (743 sq.ft.) approx.
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 a guide only. Prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given to their operation or efficiency can be given.
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