



21 Winram Place, St. Andrews, KY16 8XH

Offers Over £260,000



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£260,000

21 Winram Place is an attractive, semi-detached villa pleasantly situated within a popular residential area close to good local amenities and within a short travelling distance of St Andrews world class facilities. The property benefits from off street parking via a driveway and garage whilst nearby regular bus services connect to the centre.

The accommodation is formed over two levels and comprises on ground floor level: entrance hall, lounge, kitchen / diner and conservatory. The bright lounge has a picture window overlooking the front garden and storage is provided via an under stair cupboard. The kitchen has built-in gas hob, oven and microwave, space for free standing appliances, and floor and wall mounted units with complementary worksurfaces. From here, patio doors connect to the conservatory. The conservatory enjoys a pleasant aspect over the rear garden with French doors leading out. The first floor accommodation comprises: master bedroom with walk-in cupboard, second double bedroom 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 has decorative low maintenance chips with various plantings. A driveway connects to the garage, which offers light and power supply. The enclosed garden to the rear features patio seating and lawn. From here, a gate also leads out to John Knox Road.

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





- Semi-detached villa
- Lounge
- Conservatory
- Kitchen / Diner
- Two double bedrooms
- Bathroom
- GFCH & DG
- Gardens to front & rear
- Driveway
- Garage

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: 785.76 SQ FT







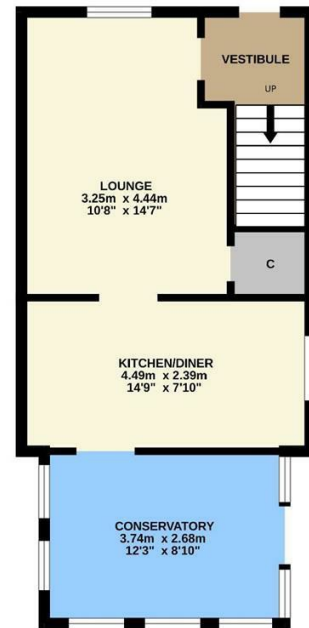
Room Sizes

Approximate measurements

Lounge	10'7" x 14'6"
Kitchen / Diner	14'8" x 7'10"
Conservatory	12'3" x 8'9"
Bedroom	11'3" x 9'3"
Bedroom	8'1" x 12'11"
Bathroom	6'3" x 5'5"



GROUND FLOOR



1ST FLOOR



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 misstatement. 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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