



83 Tom Morris Drive, St. Andrews, KY16 8EL

Fixed Asking Price £279,000



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St. Andrews
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£279,000

83 Tom Morris Drive is a well-presented, semi-detached villa pleasantly situated on a corner plot within a popular residential area, close to excellent amenities which include schooling, shops and recreational facilities. The historic centre of St Andrews is within a short travelling distance offering world class facilities with a variety of shops and restaurants as well as golf and university.

The accommodation is formed over two levels comprising on the ground floor: entrance vestibule, main reception hallway with useful store cupboard, lounge, dining kitchen and dining room / bedroom three. The lounge has a bay window formation overlooking the front garden, feature fireplace and recess with shelving. The modern dining kitchen has space for freestanding appliances and matt floor and wall mounted units with complementary work surfaces. The dining room has been used as a further reception room and also a bedroom in the past, overlooks the rear garden and benefits from a built-in cupboard. The first floor accommodation comprises: upper landing with two built-in cupboards, one of

which extends to the eaves, two bedrooms and bathroom. Both of the bedrooms are double and each have built-in storage and enjoy pleasant outlooks. The bathroom suite consists of WC, wash hand basin and bath with shower off the mixer tap.

The property has gas-fired central heating and double glazing.

Externally, there is a low maintenance garden to the front, which extends to the side where there is a patio area and garden shed. The garden to the rear has a patio seating area, decorative low maintenance chips, and various establish plants and shrubberies.

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





- Semi-detached villa
- Lounge
- Dining room / Bedroom Three
- Kitchen
- Two double bedrooms
- Bathroom
- GFCH & DG
- Gardens front, side & rear

INCLUDED

All fitted carpets and fitted floor coverings will be included in the marketing price.

SERVICES

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

VIEWING

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

COUNCIL TAX BAND C

EPC RATING: D

FLOOR AREA: 1065.63 SQ FT







Room Sizes

Approximate measurements

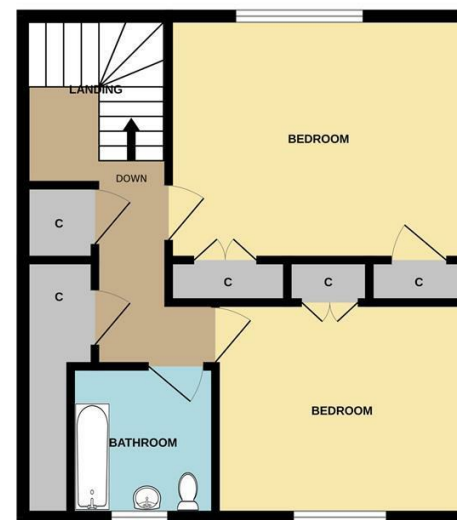
Lounge	13'8" x 13'1"
Dining Room	10'2" x 9'7"
Kitchen	13'1" x 9'10"
Bedroom	13'8" x 11'1"
Bedroom	11'6" x 9'11"
Bathroom	6'5" x 6'11"



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 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 no guarantee as to their operability or efficiency can be given.
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