



8 Brewster Place, St. Andrews, KY16 8JY

Offers Over £240,000



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OFFERS OVER
£240,000

Rollos are pleased to offer to the market this modern, ground floor apartment, which offers residents' parking and will appeal to a range of buyers. The apartment is located close to East Sands beach and adjacent leisure centre and is conveniently placed for good local amenities whilst the town centre, offering world class facilities, is within easy reach being a few minutes drive away.

The accommodation is formed over one level comprising: entrance vestibule opening to the main reception hallway, which offers two useful built-in storage cupboards, lounge, kitchen, two double bedrooms and bathroom. The bright spacious lounge has ample seating areas and the bay window formation providing space for a dining table and overlooks the front communal gardens. The modern kitchen has an integrated hob and oven, freestanding washing machine and fridge / freezer, which will be included in the marketing price, and floor and wall mounted units with complementary work surfaces. Both bedrooms are double size and the master bedroom benefits from a good-size built-in wardrobe. 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 there are communal gardens with a small chipped area to the front of the property, which may provide a pleasant seating area, as well as residents' parking.

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





- Ground floor apartment
- Lounge
- Kitchen
- Two double bedrooms
- Bathroom
- Gas-fired central heating
- Communal gardens
- Double glazing
- Residents' parking
- Close to East Sands beach

INCLUDED

All fitted carpets, fitted floor coverings, integrated kitchen appliances, freestanding washing machine and fridge freezer 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: 635.07 SQ FT







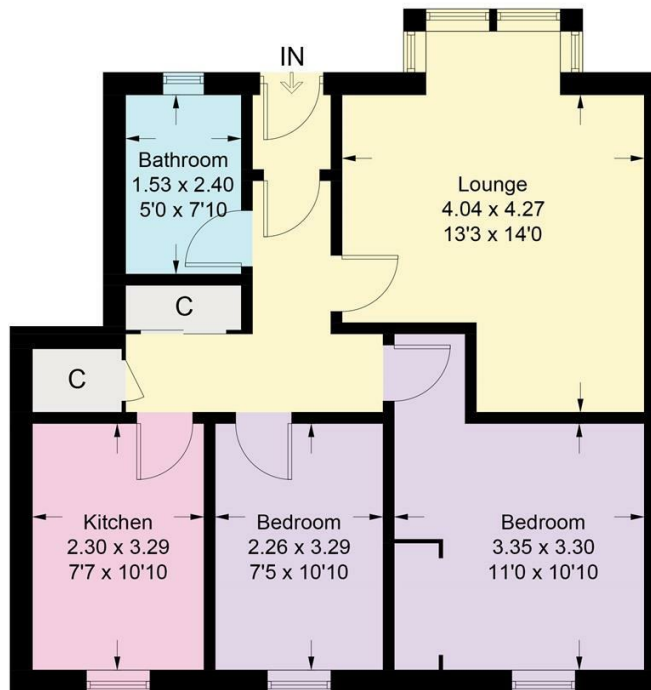
Room Sizes

Approximate measurements

Lounge	13'3" x 14'0"
Kitchen	7'7" x 10'10"
Bedroom	11'0" x 10'10"
Bedroom	7'5" x 10'10"
Bathroom	5'0" x 7'10"



8 Brewster Place, St. Andrews



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1207988)



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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.