



8 Wallace Avenue, St. Andrews, KY16 8AP

Offers Over £265,000



8 Wallace Avenue
St. Andrews
KY16 8AP

OFFERS OVER
£265,000

8 Wallace Avenue is a particularly attractive ground floor flat situated within a popular residential area just a short walking distance from the historic centre of St Andrews and benefiting from off street parking. The apartment is pleasantly positioned within a cul-de-sac and is well presented throughout.

The bright accommodation is formed over one level comprising: entrance vestibule which connects to the main reception hallway with store cupboard, lounge, kitchen, two bedrooms and bathroom. The lounge overlooks the front garden area and has space for dining whilst a door connects to the kitchen. The modern kitchen has space for free standing appliances and floor and wall mounted units with complementary work surfaces. A door connects to an inner hall with store cupboard and out to the rear garden. The double bedrooms each enjoy views over the gardens. 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, to the front there is a private, low maintenance chipped area with various plantings. To the rear, this good-sized garden is laid with lawn, has a patio seating area and off street parking via chipped driveway. There is also a brick built store.

Access to the parking is to the rear of the property via Wallace Street, turn into Bassaguard Business Park whereby the driveway for the property is located towards the end on the left hand side, signposted 8.

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





- Ground floor flat
- Lounge
- Kitchen
- Two double bedrooms
- Bathroom
- GFCH & DG
- Gardens to front & rear
- Driveway

INCLUDED

All fitted carpets and fitted floor coverings 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: 721.18 SQ FT



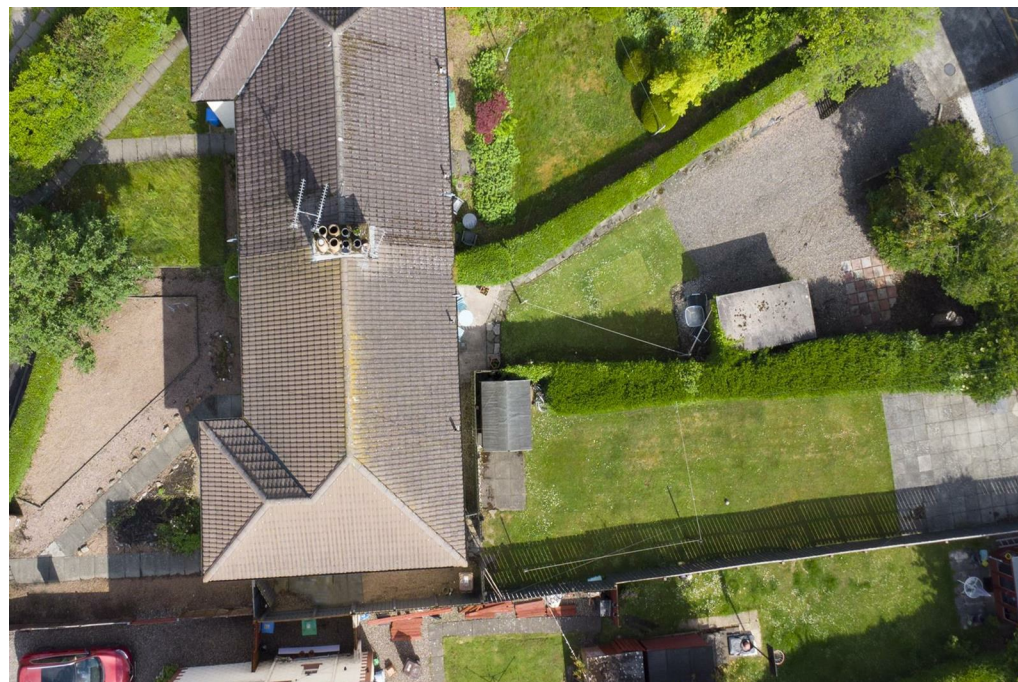




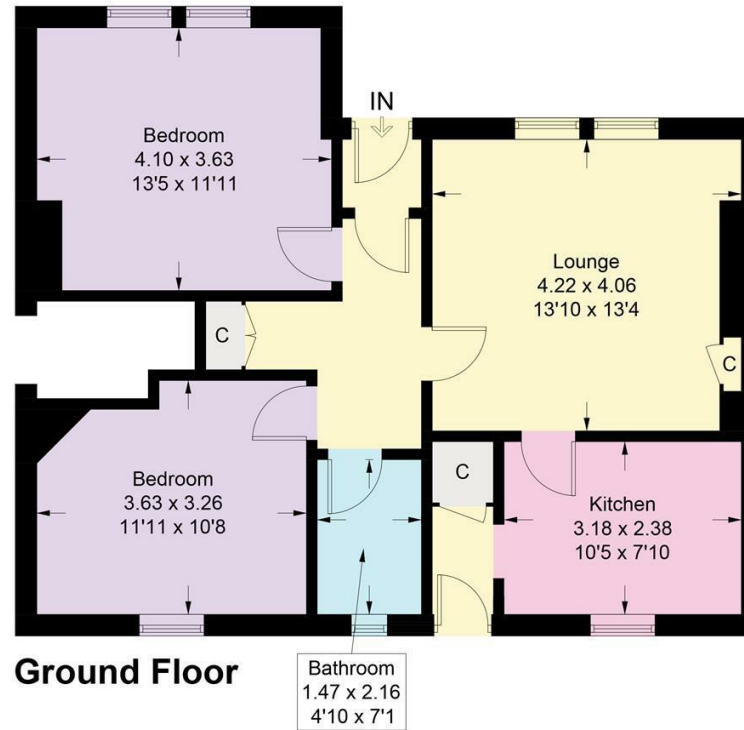
Room Sizes

Approximate measurements

| | |
|----------|----------------|
| Lounge | 13'10" x 13'3" |
| Kitchen | 10'5" x 7'9" |
| Bedroom | 13'5" x 11'10" |
| Bedroom | 11'10" x 10'8" |
| Bathroom | 4'9" x 7'1" |



8 Wallace Avenue, St Andrews



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1210086)



WWW.ROLLOS.CO.UK

24 hour answering service at all our offices

CUPAR

67 Crossgate, Cupar,
Fife KY15 5AS
T: 01334 654081
E: cupar@rollos.co.uk

ST ANDREWS

6 Bell Street, St Andrews,
Fife KY16 9UX
T: 01334 477700
E: standrews@rollos.co.uk

ST ANDREWS

114 South Street, St Andrews,
Fife KY16 9QD
T: 01334 477774
E: propertyletting@rollos.co.uk

GLENROTHES

North House, North Street,
Glenrothes, Fife KY7 5NA
T: 01592 759414
E: glenrothes@rollos.co.uk

We are pleased to offer a
free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.