



32 Tom Morris Drive, St. Andrews, KY16 8EW

Offers Over £220,000



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St. Andrews
KY16 8EW

OFFERS OVER
£220,000

Rollos are delighted to offer to the market this well presented, ground floor apartment offering extensive off-street parking and set within a popular residential area. The property is conveniently placed for access to good local amenities whilst the historic centre with world class facilities is within a short travelling distance.

The ground floor accommodation is formed over one level comprising: main reception hallway with two useful built-in store cupboards, lounge, kitchen, two bedrooms and shower room. The lounge has twin recesses with shelving, overlooks the front garden and has space for dining. The kitchen has a built-in hob and oven, space for freestanding appliances and floor and wall mounted units with complementary worksurfaces. The fridge / freezer and washing machine will be included in the marketing price. Both bedrooms are doubles and one features two built-in cupboards., The shower room was refurbished in June 2025 and offers a modern suite of WC, wash hand basin and shower cubicle with attractive wet wall surround.

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

Externally, the garden to the front is laid with decorative low maintenance chips, which provides off street parking for numerous cars. The chipped garden continues to the side and rear whereby there is a drying area. The property has two stores, one within the communal hallway and one external store.

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





- Ground floor apartment
- Living room
- Kitchen
- Two double bedrooms
- Shower room
- GFCH & DG
- Gardens to front, side & rear
- Off-street parking for several cars

INCLUDED

All fitted carpet, fitted floor coverings, integrated kitchen appliances and freestanding fridge / freezer and washing machine 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: D

FLOOR AREA: 699.65 SQ FT







Room Sizes

Approximate measurements

Living Room	15'4" x 13'10"
Kitchen	7'4" x 9'6"
Bedroom	11'5" x 12'8"
Bedroom	10'9" x 11'10"
Shower Room	7'3" x 9'6"



GROUND FLOOR



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 errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their quantity or efficiency can be given.
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free valuation and quotation
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at any of our offices.

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