



10 Logies Lane, St. Andrews, KY16 9NL

Offers Over £485,000



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OFFERS OVER
£485,000

10 Logies Lane is a charming, C Listed, traditional, terraced villa (circa 1880) with accommodation formed over three levels and situated within a Conservation area in the sought after historic centre of St Andrews. The property is conveniently placed for access to all excellent local amenities including world class university and golf facilities. The property also enjoys the benefit of a shared, enclosed rear garden.

The subjects on the ground level comprises; entrance vestibule which in turn leads to the reception hallway, lounge and kitchen. The lounge has a feature fireplace, space for dining and large store cupboard. The modern kitchen has a built-in cooker, space for dining and floor and wall mounted units with complementary work surfaces. A door leads out to the shared rear garden. The mezzanine level has a bathroom with suite consisting of WC, wash hand basin, bath with shower over and attractive wet wall surround. The first floor accommodation provides access to two bedrooms, one with dual aspect windows and built-in wardrobe. The top floor level has a good-sized double bedroom with

rear velux window and built-in wardrobe.

The property is tastefully decorated throughout and benefits from gas fired central heating via a combination boiler system.

Externally there is an impressive, well maintained, shared garden to the rear with an area of lawn, various established plants and shrubberies.

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





- C Listed mid-terraced villa
- In Conservation area
- Lounge
- Kitchen
- Three bedrooms
- Bathroom
- GFCH & DG
- Shared garden to rear

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 E

EPC RATING: D

FLOOR AREA: 1001.04 SQ FT







Room Sizes

Approximate measurements

Lounge	16'9" x 14'9"
Kitchen	10'4" x 9'4"
Bedroom	11'1" x 15'1"
Bedroom	13'5" x 12'7"
Bedroom	9'0" x 6'9"
Bathroom	7'10" x 6'2"



GROUND FLOOR



1ST FLOOR



2ND 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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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.

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