



20 Sandyhill Road, St. Andrews, KY16 8EG

Offers Over £199,000

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St. Andrews
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£199,000

20 Sandyhill road is a mid-terraced villa in need of internal upgrading and is situated within a popular residential area close to good local amenities which include schools, shops and recreational facilities. The property is also set within a short travelling distance to the historic centre of St Andrews offering world class facilities. The property requires some internal upgrade and is priced accordingly.

The accommodation is formed over two levels comprising on ground floor level: entrance vestibule leading in to the main reception hallway, lounge, kitchen and WC. The lounge overlooks the front garden area and has a built-in cupboard. From the lounge, a door leads to the kitchen. The kitchen has an integrated hob and oven, space for freestanding appliances and floor and wall mounted units with complementary work surfaces. Further storage is provided via built-in cupboard. An inner hall connects to the WC and rear garden. The first floor accommodation comprises two double bedrooms and bathroom. Both bedrooms benefit from built-in cupboards. The shower room suite consists of WC, wash hand basin and shower

cubicle.

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

Externally there is a private garden to the front. To the rear there are separate garden areas both with low maintenance chips.

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





- Mid terraced villa
- Lounge
- Kitchen
- Two bedrooms
- Bathroom & W.C.
- Gas-fired central heating
- Double glazing
- Garden to front & 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 C
EPC RATING: C
FLOOR AREA: 796.53 sq ft



Room Sizes

Approximate measurements

Lounge	12'6" x 15'6"
Kitchen	12'5" x 7'6"
Bedroom	16'5" x 10'0"
Bedroom	9'4" x 13'2"
Shower Room	6'6" x 5'10"
W.C.	3'5" x 3'0"

20 Sandyhill Road, St Andrews

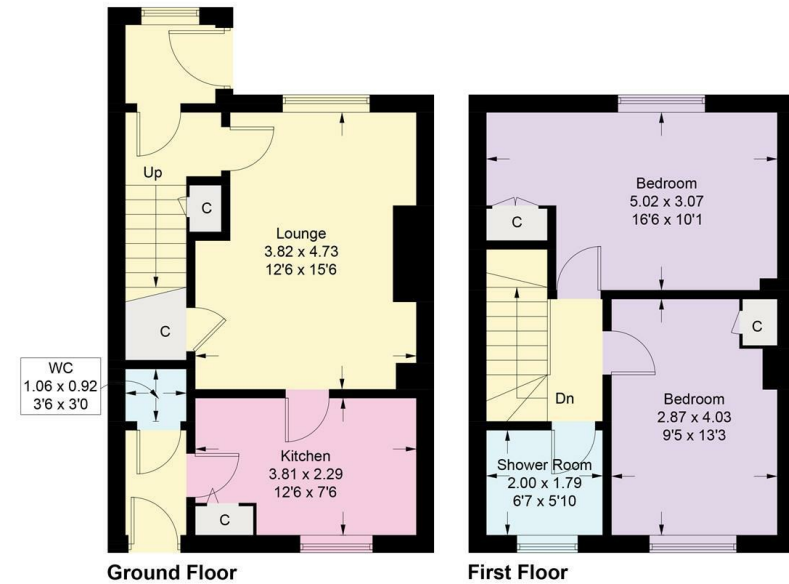


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WWW.ROLLOS.CO.UK

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

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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.

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