



6 Alison Place, St. Andrews, KY16 9TJ

Offers Over £210,000



6 Alison Place St. Andrews KY16 9TJ

OFFERS OVER
£210,000

6 Alison Place is a charming first floor apartment, presented to the market in move-in condition, centrally located in a conservation area and conveniently placed for access to shops, restaurants, cafés, university and golf facilities. The harbour and East Sands beach are within a short walking distance.

The accommodation comprises: main reception hallway with useful walk-in store cupboard, lounge, kitchen, double bedroom and bathroom. The lounge has two recesses with shelving, space for dining and offers a pleasant outlook. The modern kitchen has an integrated hob and oven, space for appliances and floor and wall mounted units with complementary work surfaces. The generous double bedroom has a built-in cupboard and overlooks the garden areas. The modern bathroom suite consists of WC, wash hand basin with vanity unit below and bath with shower over.

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

Externally, there is a private store cupboard, private garden area and shared drying area.

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





- First floor flat
- In Conservation area
- Lounge
- Kitchen
- Double bedroom
- Bathroom
- Store room
- GFCH & DG
- Private garden area
- Shared drying area

INCLUDED

All fitted carpets, fitted floor coverings and integrated appliances in the kitchen 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: 570.49 SQ FT



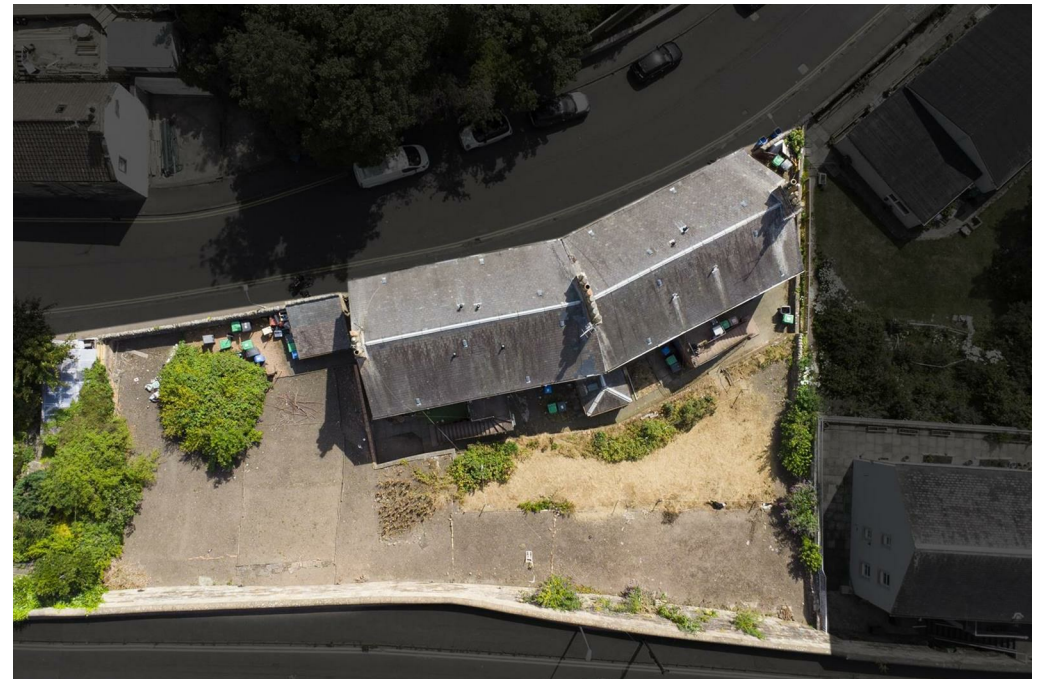




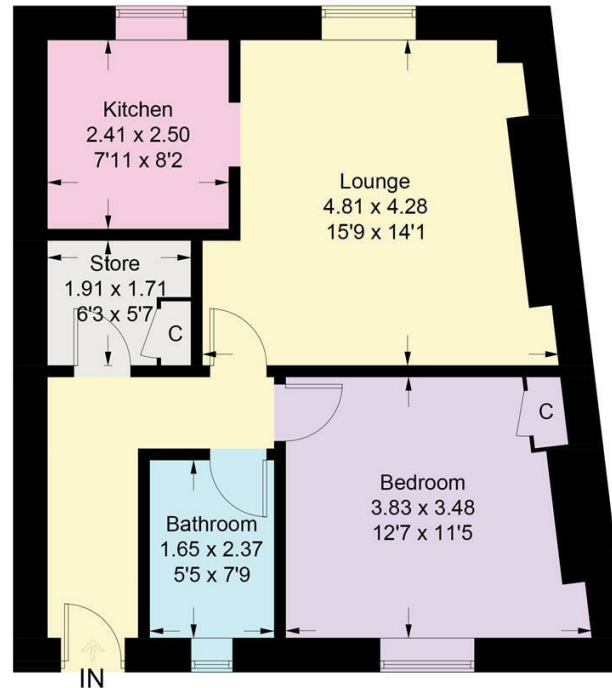
Room Sizes

Approximate measurements

Lounge	15'9" x 14'0"
Kitchen	7'10" x 8'2"
Bedroom	12'6" x 11'5"
Bathroom	5'4" x 7'9"
Store	6'3" x 5'7"



6 Alison Place, St. Andrews



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1222815)



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.