



24 Lindsay Gardens, St. Andrews, KY16 8XD

Offers Over £310,000



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OFFERS OVER
£310,000

Rollos are pleased to offer to the market this semi-detached villa, pleasantly located off the Canongate area, providing easy access to the local primary school and only a short walk to St Andrews' historic centre. The property benefits from off street parking for several cars via a driveway and garage.

The accommodation is formed over two levels comprising on the ground floor: main reception hallway with useful store cupboard, lounge, dining kitchen, double bedroom and bathroom. The bright, dual-aspect lounge overlooks the gardens, whilst a door leads through to the kitchen. The kitchen has a separate dining area, space for freestanding appliances and floor and wall mounted units. A built-in cupboard provides extra storage and a door connects to the rear garden. The double bedroom overlooks the rear garden and has a built-in cupboard. The bathroom suite consists of WC, wash hand basin and bath with shower off mixer tap. The first floor accommodation comprises: upper hall which could be used as a small study, walk-in cupboard and two double bedrooms, both with good,

built-in storage.

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

Externally, the garden to the front has a sculpted lawn bordered by mature plantings. A chipped driveway to the side provides off street parking for several cars and connects to the detached garage. The garden to the rear has a patio seating area, greenhouse, vegetable plots and drying area.

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





- Semi detached villa
- Dual-aspect lounge
- Kitchen / Diner
- Three double bedrooms
- Bathroom
- Gas-fired central heating
- Double glazing
- Gardens to front & rear
- Driveway
- Garage

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

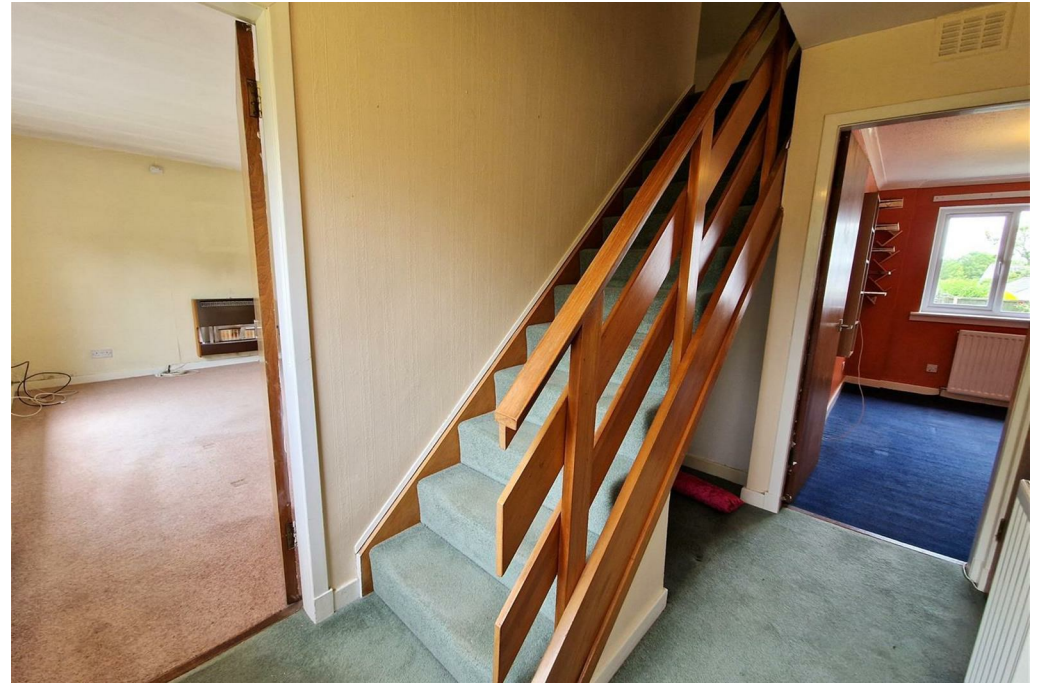
COUNCIL TAX BAND E

EPC RATING: C

FLOOR AREA: 1065.63 SQ FT







Room Sizes

Approximate measurements

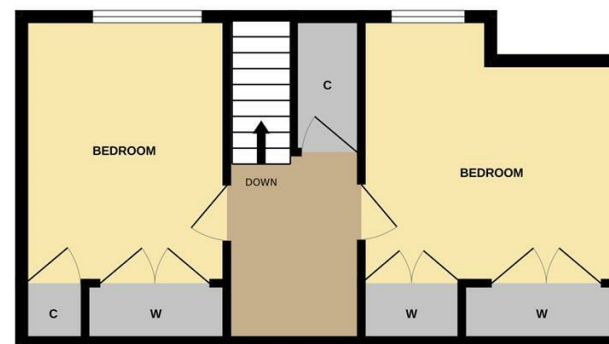
Lounge	14'9" x 14'6"
Kitchen / Diner	18'3" x 8'0"
Bedroom	11'11" x 13'9"
Bedroom	9'1" x 13'9"
Bedroom	8'9" x 12'11"
Bathroom	5'6" x 6'9"



GROUND FLOOR



1ST 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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without any obligation.

Contact our Property Department
at any of our offices.

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