



67 Younger Gardens, St. Andrews, KY16 8AB

Offers Over £220,000







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## OFFERS OVER £220,000

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Rollos are pleased to offer to the market this end terraced villa, situated within a popular residential area and benefitting from an allocated parking space. The property is conveniently placed for access to local schooling whilst the centre of St Andrews is within a short travelling distance offering a wide range of world class amenities including shops, restaurants, golf courses and university facilities.

The bright accommodation is formed over two levels comprising on the ground floor: entrance hall, lounge, inner hall, dining kitchen and W.C. / Cloaks. The lounge overlooks the front garden area and connects to the inner hall, which has a useful under stair cupboard. The kitchen has an integrated hob and oven, space for freestanding appliances and floor and wall mounted units with complementary work surfaces. From here, a door opens out to the rear garden. The first floor accommodation comprises: two double bedrooms, bedroom three / study and bathroom. All three bedrooms offer built-in storage. The bathroom suite consists of W.C., wash hand basin and bath with shower over.

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

Externally, there is an allocated parking space positioned directly in front of the house. The enclosed garden to the rear has a patio seating area, lawn and shed.

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





- End terraced villa
- Lounge
- Dining kitchen
- Two double bedrooms
- Bedroom three / study
- Bathroom & W.C.
- Garden to rear
- Allocated parking space

## INCLUDED

All fitted carpets, fitted floor coverings, integrated kitchen appliances and garden shed 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 D**

**EPC RATING: C**

**FLOOR AREA: 839.58 SQ FT**













## Room Sizes

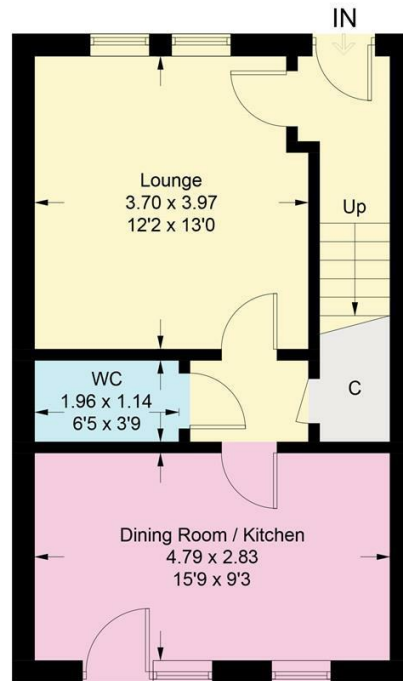
*Approximate measurements*

|                 |               |
|-----------------|---------------|
| Lounge          | 12'1" x 13'0" |
| Dining Kitchen  | 15'8" x 9'3"  |
| Bedroom         | 9'0" x 10'9"  |
| Bedroom         | 7'1" x 13'5"  |
| Bedroom / Study | 8'4" x 8'2"   |
| Bathroom        | 6'5" x 6'9"   |
| W.C.            | 6'5" x 3'8"   |

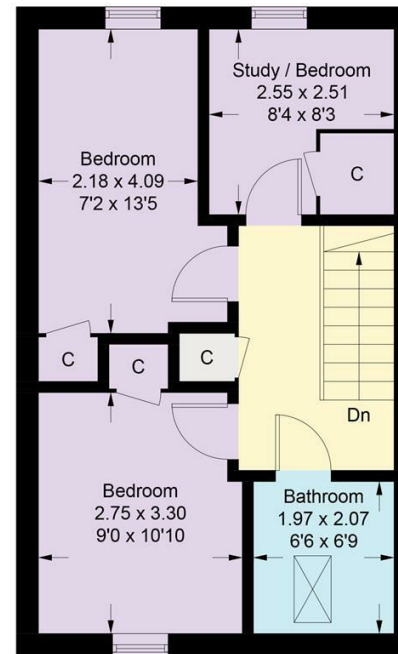




## 67 Younger Gardens, St. Andrews



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1239501)



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### 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.