



Flat 1, 80 Argyle Street, St. Andrews, KY16 9BU

Offers Over £550,000



Flat 1, 80 Argyle Street St. Andrews KY16 9BU

OFFERS OVER
£550,000

Rollos are delighted to offer to the market this charming, garden apartment set within a Conservation area in a sought after development in St Andrews. The flat enjoys views towards Cockshaugh Park and benefits from covered, secure parking with a private parking bay. The property is conveniently placed for access to the historic centre via Lade Braes Walk with world class amenities available including schooling, shopping, restaurants, university and golf facilities.

The accommodation is formed over one level comprising: main reception hallway with two useful cupboards, lounge, kitchen, master bedroom with en-suite shower room and built-in storage, two further bedrooms with built-in storage, modern shower room and utility room.

The bright lounge has space for dining and has French doors, which lead out to the private garden. The kitchen has built-in hob, oven, microwave and fridge/freezer and floor and wall mounted units with complementary work surfaces. A glazed door leads out to the garden

patio. The generous master bedroom features excellent storage with twin built-in wardrobes. The en-suite consists of WC, wash hand basin with vanity unit below and shower cubicle. Storage is provided via two built-in cupboards. The utility room has a range of floor and wall mounted units whilst there is space for white goods.

The property is serviced by gas fired under floor central heating, double glazing and secure video entry system.

Externally, the private garden is enclosed and is mostly of patio providing a pleasant seating area overlooking the nearby park. The communal gardens to the rear of the property are well maintained and there is a private store room and communal recycling area. The access to the secure parking is via electric door.

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





- Lower ground floor apartment
- In Conservation area
- Lounge, Kitchen & Utility room
- Master bedroom with en suite
- Two further bedrooms
- Shower room
- Gas fired under floor heating system & DG
- Video security entry phone system
- Private garden & Communal rear garden
- Secure private parking & Store room

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 F

EPC RATING: C

FLOOR AREA: 1259.38 SQ FT







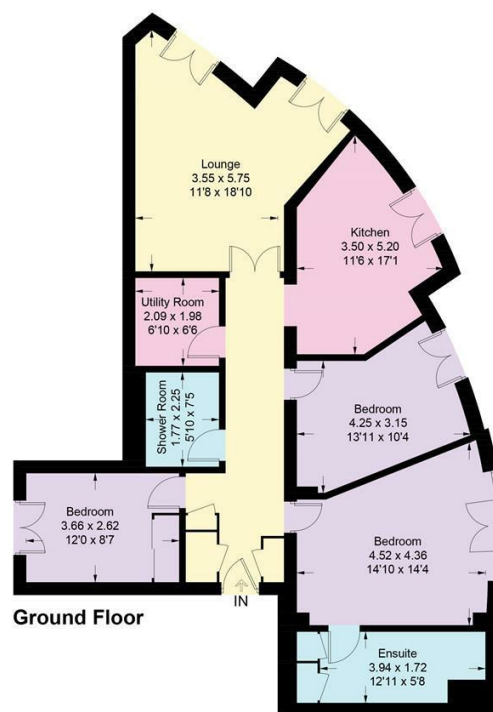
Room Sizes

Approximate measurements

Lounge	11'7" x 18'10"
Kitchen	11'5" x 17'0"
Utility Room	6'10" x 6'5"
Bedroom	14'9" x 14'3"
En Suite	12'11" x 5'7"
Bedroom	13'11" x 10'4"
Bedroom	12'0" x 8'7"
Shower Room	5'9" x 7'4"



Flat 1, 80 Argyle Street, St Andrews



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1125988)



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.

Rollos and Rollos Property Letting are trading names of Rollos Law LLP. Registered No: S0304168, Registered Office: 67 Crossgate, Cupar, Fife KY15 5AS

Prospective purchasers/tenants should note that unless their interest in the property is intimated to the subscribers following inspection, the subscribers cannot guarantee that notice of the closing date will be advised and consequently the property may be sold/let without notice. The subscribers are not bound to accept the highest/any offers.

You may download, store and use the material for your own use and research. You may not republish, retransmit or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from our website.