



26 Carron Place, St. Andrews, KY16 8QU

Offers Over £275,000



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**OFFERS OVER**  
**£275,000**

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Rollos are delighted to offer this well presented, semi-detached bungalow situated within a popular residential area of St Andrews with good transport links connecting to the Historic centre of St Andrews.

The property benefits from off street parking via a driveway and detached wooden garage.

The bright accommodation comprises; main reception hallway with useful store cupboard, lounge, conservatory, kitchen, two bedrooms and shower room. The lounge has a feature wall mounted fireplace and doors which lead to the conservatory and the kitchen. The modern kitchen has a built-in oven and hob with cooker hood over, space for appliances, breakfast bar and white gloss floor and wall mounted units with complementary work surfaces. From here, a door leads to the conservatory. The large conservatory enjoys pleasant views over the rear garden. The master bedroom benefits from built-in wardrobes and cupboard. The modern shower room suite consists of WC, wash hand basin with vanity unit below and walk-in shower cubicle.

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

Externally, the garden to the front has decorative low maintenance chips with various plants, conifers and shrubberies. To the side there is a chipped driveway which connects to the detached wooden garage. The garden to the rear is laid with lawn bordered by an array of established plantings.

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





- Semi-detached bungalow
- Lounge
- Conservatory
- Kitchen
- Two bedrooms
- Shower room
- Gas fired central heating
- Double-glazing
- Gardens to front and rear
- Driveway & Wooden garage

### **INCLUDED**

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

**FLOOR AREA: 688.89 SQ FT**







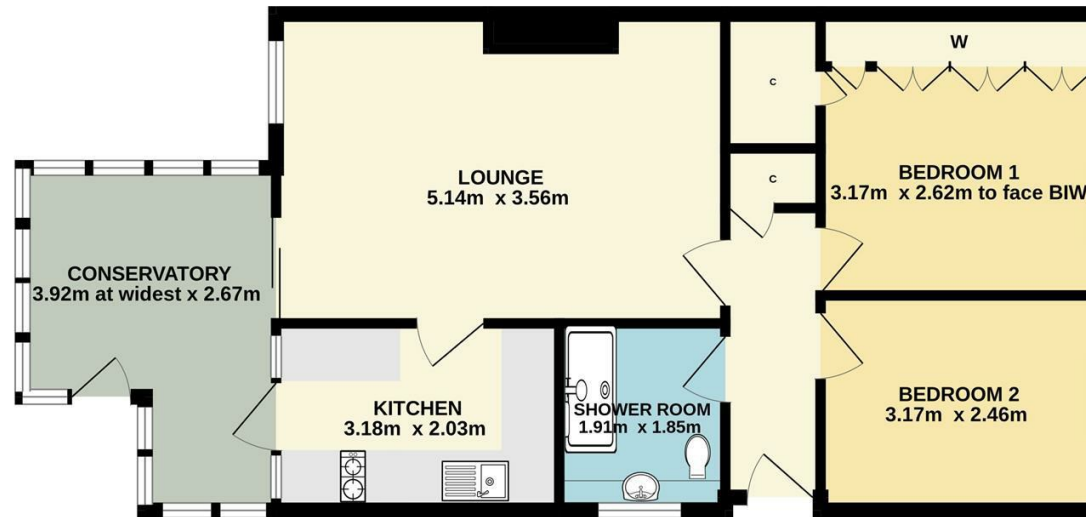
## Room Sizes

*Approximate measurements*

Lounge	16'10" x 11'8"
Conservatory	12'10" x 8'9"
Kitchen	10'5" x 6'7"
Bedroom	10'4" x 8'7"
Bedroom	10'4" x 8'0"
Shower Room	6'3" x 6'0"



## GROUND 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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We are pleased to offer a  
**free valuation and quotation**  
without any obligation.

Contact our Property Department  
at any of our offices.