



7 Whitehill Terrace, St. Andrews, KY16 8RN

Offers Over £300,000



7 Whitehill Terrace St. Andrews KY16 8RN

OFFERS OVER £300,000

Rollos are pleased to offer to the market this traditional, ground floor apartment situated within an easy walking distance of the historic centre of St Andrews. The property offers well-proportioned accommodation with private front garden and rear patio.

The accommodation is formed over one level comprising: entrance vestibule, main reception hallway with excellent storage provided via walk-in store and cupboard, lounge, kitchen, two bedrooms and bathroom. The lounge has a dining recess, decorative fireplace surround and shelved recess. From here a door leads through to the kitchen. The kitchen has an integrated hob and oven, space for free standing appliances which may be left as part of the sale* (cooker, fridge/freezer, washing machine and tumble dryer), floor and wall mounted units. A door leads out to the rear patio area. The master bedroom features a bay window formation, built-in cupboard and fireplace. The second bedroom overlooks the rear patio area and storage is provided via a built-in cupboard. The bathroom suite consists of WC, wash hand basin with

vanity unit below and bath with shower over.

The property has partial double glazing and gas-fired central heating.

Externally, there is a private garden to the front, bordered by a hedgerow. To the rear, there is a patio directly accessed from the kitchen, and a store, which contains the boiler.

*No guarantees will be provided if the white goods remain.

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





- Ground floor apartment
- Lounge
- Kitchen
- Two bedrooms
- Bathroom
- Partial double glazing
- Gas-fired central heating
- Garden to front & patio to rear

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: C

FLOOR AREA: 753.47 SQ FT







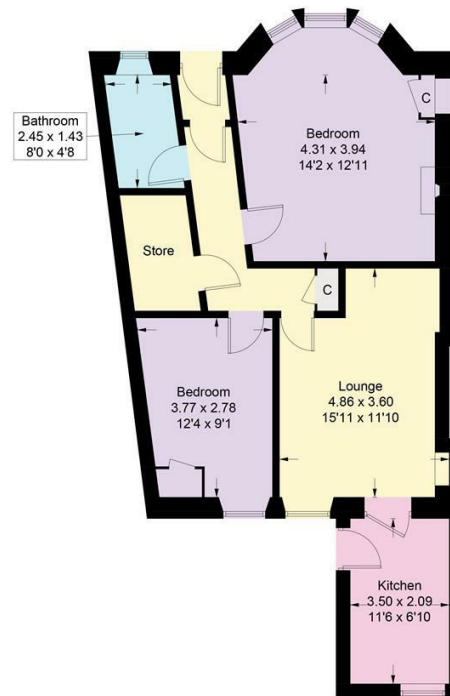
Room Sizes

Approximate measurements

Lounge	15'10" x 11'10"
Kitchen	11'6" x 6'10"
Bedroom	14'2" x 12'11"
Bedroom	12'4" x 9'1"
Bathroom	8'0" x 4'8"



7 Whitehill Terrace, St. Andrews



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1229447)



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.