



Flat 8 Kingsbarns House, Abbey Park Avenue, St. Andrews, KY16 9HD

Offers Over £525,000



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Flat 8 Kingsbarns House is a particularly attractive, luxury, first floor apartment with high quality finishes throughout. Situated within a modern, prestigious development, the apartment is in a Conservation area close to St Andrews' historic centre and East Sands beach. The property is conveniently placed for access to the University and golf facilities along with the excellent variety of cafes, restaurants and shops. The apartment also benefits from an allocated parking space and is set amongst well maintained communal grounds.

The accommodation is formed over one level comprising: spacious main reception hallway with utility cupboard and bespoke storage cabinet, open plan lounge / diner / kitchen, two double bedrooms, master en-suite shower room and bathroom. The bright lounge has a recessed dining area with picture windows and pleasant leafy outlook, which opens to the impressive, high-end kitchen. The kitchen has an integrated Siemens induction hob with coloured splashback, double oven, microwave, fridge / freezer and dishwasher and floor and wall mounted units

with complementary quartz work surfaces and breakfast bar. The master bedroom has a pleasant outlook, built-in wardrobes, built-in cupboard with shelving and modern en-suite shower room. The en suite comprises WC, wash hand basin, shower cubicle, concealed storage and under floor heating. The second bedroom also enjoys a pleasant outlook and has a built-in wardrobe. The contemporary bathroom suite consists of WC, wash hand basin, bath with shower over, concealed storage and under floor heating.

Features also include a video security entry system, Amtico flooring, Villeroy & Bosh sanitary ware, double glazing and gas-fired central heating.

Externally, to the side of the building; there is an allocated parking space along with visitors' spaces.

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





- First floor apartment
- In Conservation area
- Lounge / Diner / Kitchen
- Master bedroom & En suite
- Second bedroom
- Bathroom
- GFCH & DG
- Private residents' & visitors' parking
- Communal gardens
- Secure video entrance system

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 F

EPC RATING: B

FLOOR AREA: 1033.34 SQ FT







Room Sizes

Approximate measurements

Lounge / Diner / Kitchen

29'7" x 15'10"

Bedroom

15'11" x 11'6"

En Suite

7'7" x 6'1"

Bedroom

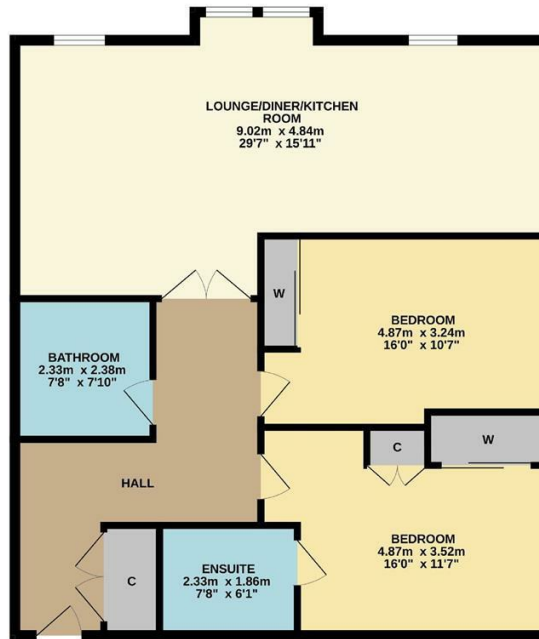
15'11" x 10'7"

Bathroom

7'7" x 7'9"



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, stairs 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.