ROLLOS

OFFICES THROUGHOUT FIFE
Cupar | St Andrews | Glenrothes



62 South Street, St Andrews, KY16 9JT

Offers Over £450,000



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St Andrews
KY16 9JT

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£450,000

Rollos are delighted to present to the market this impressive, B listed, traditional, ground floor apartment, set in a Conservation area in the heart of St Andrews' historic centre adjacent to St Marys College and Parliament Hall. Ideally located, it offers convenient access to world class restaurants, golf and university facilities, while St Andrews Cathedral, Harbour and East Sands beach are only a short walk away.

The accommodation comprises: a communal entrance hall, main reception hall with a useful walk-in store, generous formal lounge, kitchen, large double bedroom and a shower room. The lounge offers space to dine, features twin windows seats overlooking South Street, a feature fireplace, ceiling cornicing and has potential to divide into two rooms, subject to the necessary planning consents. The kitchen includes an integrated hob and oven, space for freestanding appliances and floor and wall units with complementary work surfaces. The spacious double bedroom has a charming window seat, feature fireplace, recessed press with shelving and room for seating. The shower room comprises a WC, wash-hand basin and shower cubicle. Further features include working shutters and stripped wood flooring.

The property benefits from gas-fired central heating.

Outside, there is a shared courtyard garden to the rear with a seating area.

The property previously benefitted from a holiday let licence, which has now been surrendered, and this may perhaps be reapplied for. This was due to expire 23/06/27.

Rollos highly recommends an early viewing to fully appreciate the accommodation and location on.







- B Listed Ground floor apartment
- In a Conservation area
- Generous dining lounge
- Kitchen
- Spacious double bedroom
- Shower room
- Gas fired central heating
- Shared courtyard garden

INCLUDED

All fitted carpets, fitted floor coverings and integrated kitchen appliances will be included in the marketing price. Some items of furniture and free standing kitchen appliances are available for sale by separate negotiation

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: 871.88 SQ FT















Room Sizes

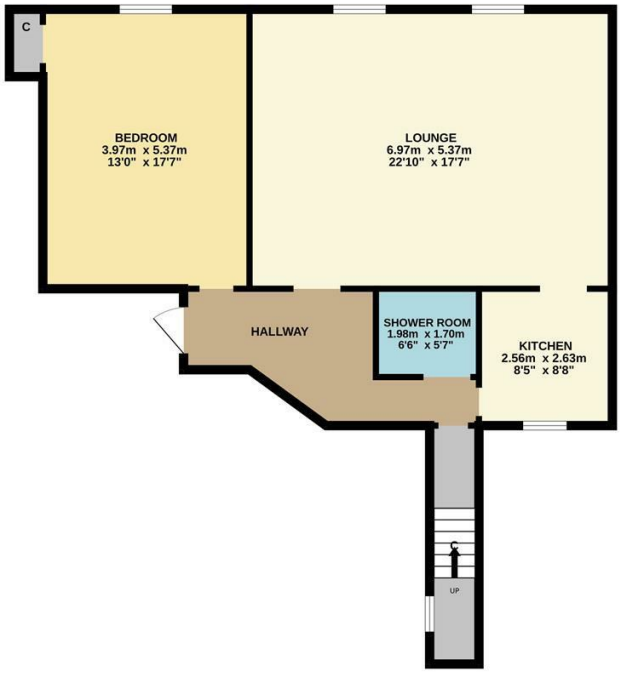
Approximate measurements

Lounge	22'10" x 17'7"
Kitchen	8'4" x 8'7"
Bedroom	13'0" x 17'7"
Shower Room	6'5" x 5'6"





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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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.

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