



27 Wishart Gardens, St. Andrews, KY16 8HW

Offers Over £245,000







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## OFFERS OVER £245,000

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Rollos are pleased to offer to the market this mid-terraced villa set within a popular residential area benefitting from off street parking, whilst being conveniently placed for local shopping and hospital amenities. The town centre is within a short travelling distance with access to the university, golf courses, shops, banks and restaurant facilities.

The accommodation is formed over two levels comprising on the ground floor: main reception hallway with built-in cupboard and WC/cloaks, lounge and open plan kitchen extending to a dining room. The lounge has a large window overlooking the rear garden, feature fireplace and storage via an under stair cupboard. The kitchen has an integrated hob and oven, space for freestanding appliance and floor and wall mounted units with complementary worksurfaces and is open plan to the dining room. From here, a door opens out to the rear garden. The first-floor accommodation comprises: two double bedrooms, both with built-in storage, one good-sized single bedroom with a pleasant open aspect and a shower room. The modern shower room

consists of a WC, wash hand basin and shower cubicle with wet wall around.

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

Externally, the garden to the front is bounded by a low level wall with attractive low maintenance chips. To the rear, the enclosed garden is mostly laid with paviours with two outhouses with electric supply. Twin gates provide access to off-street parking for one car.

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





- Mid-terraced villa
- Lounge
- Kitchen
- Dining room
- Three bedrooms
- Bathroom & W.C.
- GFCH & DG
- Gardens to front & rear
- Outhouse with electric
- Off street parking

### INCLUDED

All fitted carpets, fitted floor coverings, integrated appliances in the kitchen and garden shed 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: 990.28 SQ FT**













## Room Sizes

*Approximate measurements*

Lounge	11'8" x 16'9"
Dining Room	8'5" x 8'7"
Kitchen	8'10" x 13'11"
Bedroom	11'1" x 13'5"
Bedroom	9'6" x 11'2"
Bedroom	8'10" x 9'8"
Bathroom	5'6" x 6'2"
W.C.	2'7" x 6'3"





GROUND FLOOR  
45.4 sq.m. approx.



1ST FLOOR  
46.5 sq.m. approx.



TOTAL FLOOR AREA: 91.9 sq.m. approx.

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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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

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