



3B College Street, St. Andrews, KY16 9AA

Fixed Asking Price £385,000



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St. Andrews
KY16 9AA

FIXED ASKING PRICE
£385,000

Rollos are delighted to offer to the market this attractive, top floor apartment forming part of a traditional stone built property. It enjoys an excellent central location in a Conservation area in the heart of St Andrews and is within a short walk of most amenities including university, golf courses, beaches etc, whilst still being conveniently placed for access to the town centre shops and restaurants. College Street is an ancient, cobbled thoroughfare and is famous for its picturesque stone buildings. It runs through the most historic and beautiful areas of St Andrews, from nearby St Salvators on North Street to the main shopping area in Market Street.

The apartment offers spacious accommodation comprising: main reception hallway with walk-in store cupboard, large, attractive lounge which is open plan to a fitted kitchen, two double bedrooms and bathroom. The bright lounge has space for dining and a breakfast bar and opens through to the kitchen. The modern kitchen has an integrated hob, oven, fridge and freezer, space for freestanding appliances, floor and wall

mounted units with complementary work surfaces and a double Belfast sink with drainer. Both double bedrooms are a generous size and overlook College Street. The bathroom suite consists of WC, wash hand basin with vanity unit below and bath with shower over.

The property benefits from electric heating and secure entry system.

Please note, offers only considered from cash buyers.

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





- Top floor apartment
- In Conservation area
- Open plan living room / kitchen
- Two bedrooms
- Bathroom
- Electric storage heating
- Secure entry system
- Cash buyers only

INCLUDED

All fitted carpets, fitted floor coverings and integrated kitchen appliances will be included in the marketing price.

SERVICES

Mains water, drainage and electricity are connected to the property.

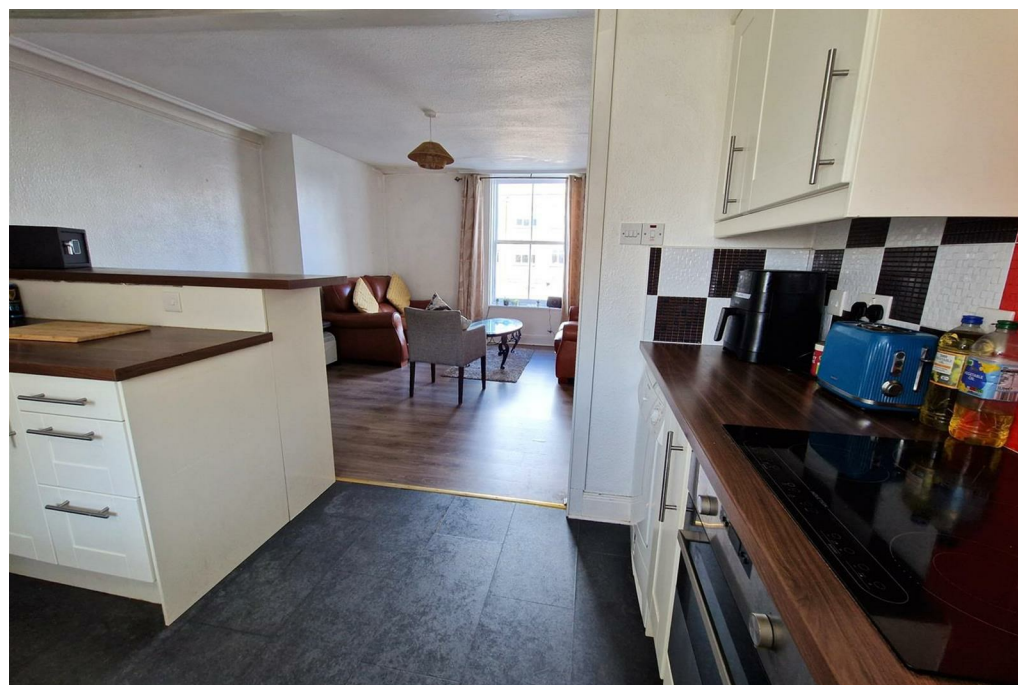
VIEWING

By appointment through our Rollos St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND D

EPC RATING: E

FLOOR AREA: 688.89 SQ FT







Room Sizes

Approximate measurements

Living Room / Kitchen 19'3" x 18'11"

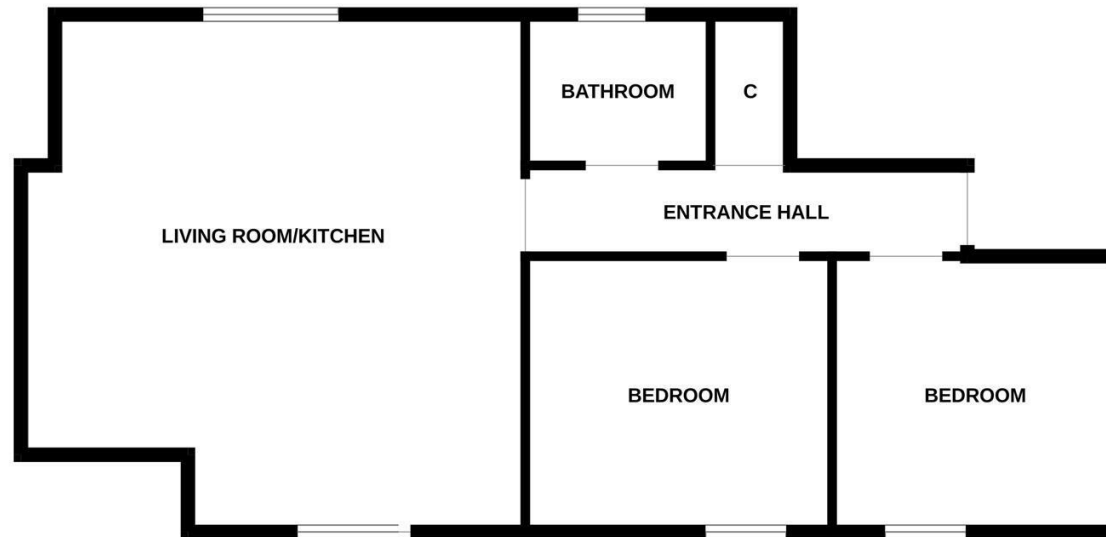
Bedroom 11'11" x 11'2"

Bedroom 11'8" x 11'1"

Bathroom 7'6" x 6'3"



TOP 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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