



1 Tulloch Place, St. Andrews, KY16 8XJ

Offers Over £430,000



1 Tulloch Place St. Andrews KY16 8XJ

OFFERS OVER
£430,000

1 Tulloch Place is a well presented, extended, detached villa, situated on a corner plot amongst manicured mature gardens and benefitting from off street parking via a driveway and large garage. The property is conveniently placed for local schooling and shops whilst the historic centre of St Andrews is within a short travelling distance offering world class facilities.

The bright accommodation is formed over two levels comprising on the ground floor: hallway, lounge, dining room, sitting room, kitchen, two bedrooms, wet room and utility area. The dual aspect lounge offers an abundance of natural light and overlooks the front garden. Sliding doors lead through to the dining room. The dining room opens to both the kitchen and sitting room. The sitting room is situated to the rear enjoying views over the gardens. The kitchen has space for freestanding appliances and floor and wall mounted units with complementary work surfaces. Both double bedrooms benefit from built-in wardrobes. The modern wet room suite consists of WC, wash hand basin and shower area. The first floor accommodation comprises:

two generous double bedrooms, both with built-in storage, and there is a separate WC.

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

Externally, the garden to the front has a manicured lawn with various mature plants, trees and shrubberies. To the side, a mono block driveway connects to the garage with electric door and workshop area. The garage also has light and power supply. The enclosed garden to the rear has a patio seating area, manicured lawn bordered by established plants and shrubberies.

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





- Detached villa
- Lounge
- Dining room
- Sitting room
- Kitchen & Utility area
- Four double bedrooms
- Shower room & W.C.
- GFCH, DG & Solar panels
- Gardens to front & rear
- Driveway & Garage

INCLUDED

All fitted carpets and fitted floor coverings 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 G

EPC RATING: D

FLOOR AREA: 1560.77 SQ FT



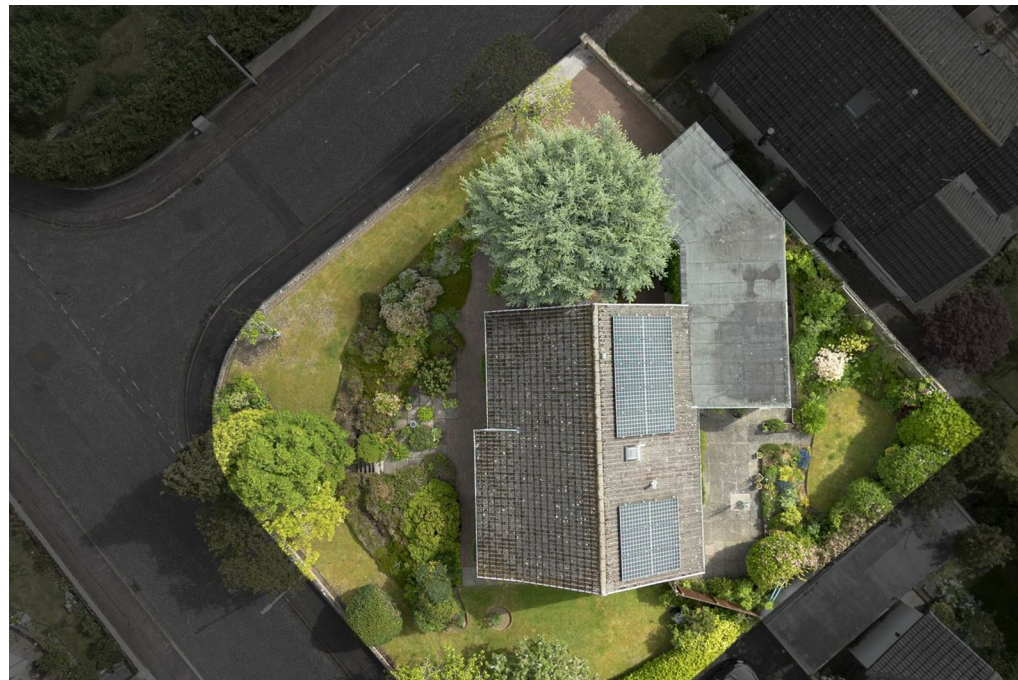




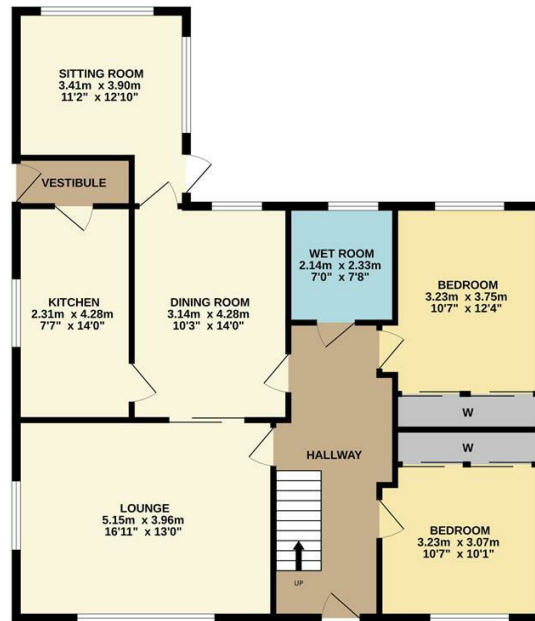
Room Sizes

Approximate measurements

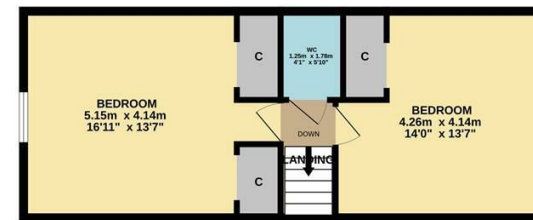
Lounge	16'10" x 12'11"
Dining Room	10'3" v 14'0"
Sitting Room	11'2" x 12'9"
Kitchen	7'6" x 14'0"
Bedroom	10'7" x 10'0"
Bedroom	10'7" x 12'3"
Wet Room	7'10" x 7'7"
Bedroom	16'10" x 13'6"
Bedroom	13'11" x 13'6"
W.C.	4'1" x 5'10"



GROUND FLOOR



1ST 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.
Made with Metropix ©2026



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.