



15 Warrack Street, St. Andrews, KY16 8DR

Offers Over £235,000



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OFFERS OVER
£235,000

Rollos are pleased to offer to the market this extended, first and attic floor maisonette, situated within a popular residential area close to the East Sands beach and leisure centre, whilst the historic centre of St Andrews is within a short travelling distance. The property benefits from a private garden to the rear and the attic conversion forms generous, well presented accommodation. St Andrews has a wide range of amenities including shops, restaurants, banks, world class university and golf facilities.

Entry leads to the inner hall, which in turn has stairs to the first floor accommodation which comprises: main reception hall with useful built-in cupboard, lounge, kitchen, two bedrooms, one of which is a double and the other one is a single with built-in storage, and shower room. The bright lounge has a built-in cupboard and space for dining. The kitchen has an integrated hob and oven, freestanding fridge, freezer, dishwasher, washing machine and tumble drier, which will be included in the marketing price (with no guarantees given) and floor and wall mounted units with complementary work surfaces. Any

other pieces of furniture can be included in the marketing price if required. An inner hall provides space for a utility area and stairs to the attic floor accommodation which comprises: a generous sized double bedroom and a further shower room. The bedroom enjoys pleasant views and has built-in wardrobes.

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

Externally there is a private lawned garden to the rear of the property with large outhouse.

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





- First and attic floor maisonette
- Lounge
- Kitchen
- Two double bedrooms
- One single bedroom
- Two shower rooms
- GFCH & DG
- Private garden to rear

INCLUDED

All fitted carpets, fitted floor coverings, integrated kitchen appliances and freestanding fridge, freezer, dishwasher, washing machine and tumble drier (with no guarantees given) will be included in the marketing price. Any other pieces of furniture can be included in the marketing price if required.

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 B

EPC RATING: C

FLOOR AREA: 957.99 SQ FT







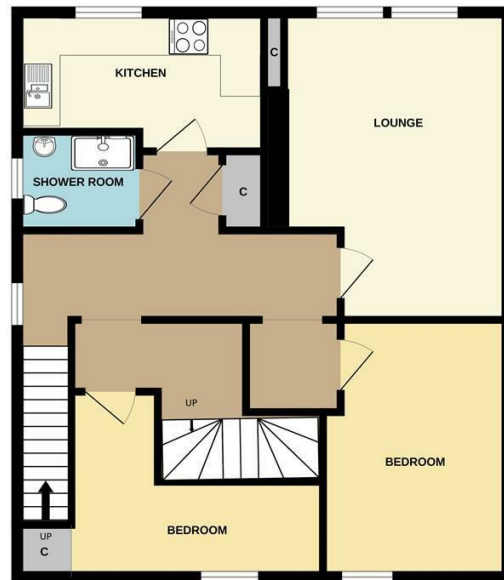
Room Sizes

Approximate measurements

Lounge	12'1" x 15'11"
Kitchen	12'3" x 6'10"
Bedroom	9'3" x 12'9"
Bedroom	12'9" x 12'5"
Bedroom	11'3" x 11'9"
Shower Room	6'5" x 7'5"
Shower Room	6'0" x 5'0"



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.
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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.

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