



33 Ruthven Place, St. Andrews, KY16 8SJ

Offers Over £290,000



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OFFERS OVER
£290,000

Rollos are pleased to present to the market this semi-detached bungalow in a popular residential area close to local amenities whilst St Andrews town centre with its excellent facilities is only a short distance away. Given its prime location, the property would also suit someone looking for a buy-to-let and has been successfully rented out for many years. The property offers well-proportioned accommodation with off-street parking provided by a driveway and garage.

The accommodation is formed on one level comprising: entrance vestibule, hallway with useful built-in cupboard, lounge, kitchen, conservatory, two bedrooms and bathroom. The lounge has space for dining and overlooks the front garden. A door leads through to the kitchen. The kitchen includes an integrated hob and oven, freestanding appliances comprising fridge, freezer and washing machine, pantry cupboard and floor and wall mounted units with complementary work surfaces. A door opens to the conservatory, which overlooks the rear garden, and offers a door out to the rear garden. Both double bedrooms benefit from a built-in cupboards and wardrobe.

The bathroom suite consists of a WC, wash hand basin and bath with shower above.

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

Externally, the front garden is chipped and includes various plantings. A driveway to the side of the property leads to the garage. The rear is enclosed and is laid out with low maintenance chips and features a variety of shrubs.

Rollos highly recommend early viewing to appreciate the accommodation on offer.





- Semi-detached bungalow
- Lounge
- Conservatory
- Kitchen
- Two double bedrooms
- Bathroom
- GFCH & DG
- Gardens to front and rear
- Driveway
- Garage

INCLUDED

All fitted carpets, fitted floor coverings, integrated and freestanding appliances in the kitchen 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: 764.24 SQ FT



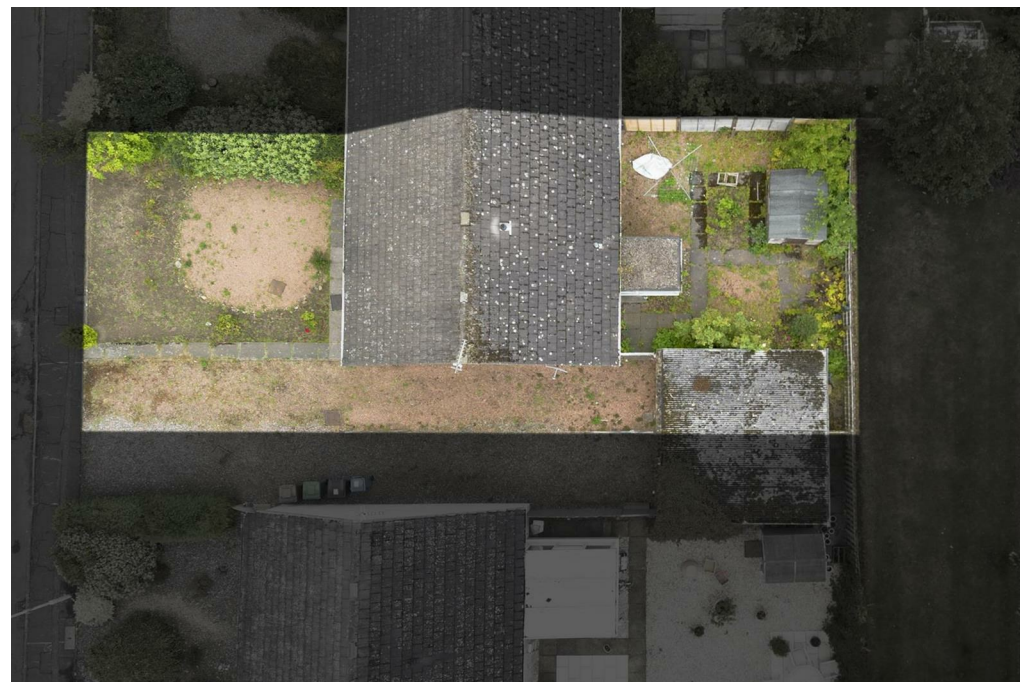




Room Sizes

Approximate measurements

Lounge	14'9" x 12'7"
Kitchen	10'5" x 10'3"
Conservatory	6'10" x 5'6"
Bedroom	11'0" x 10'0"
Bedroom	10'6" x 10'6"
Bathroom	6'6" x 6'6"



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 errors, omissions or mis-statements. 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 is given as to their operability or efficiency can be given.
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