



40 Warrack Street, St. Andrews, KY16 8DR

Offers Over £180,000



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St. Andrews
KY16 8DR

OFFERS OVER
£180,000

Rollos are pleased to offer to the market this well appointed, first floor apartment in a popular residential area near East Sands beach and within easy reach of St Andrews' historic town centre. The property also benefits from well-maintained private gardens.

The accommodation comprises: entrance hall with stairs to the first floor with a useful built-in cupboard, lounge, kitchen, bedroom and shower room. The lounge has a feature fireplace, space for dining and a recess with a half section cupboard below. The kitchen offers partial views towards the sea and St Andrews, along with an integrated hob and oven, space for freestanding appliances, small breakfast bar and floor and wall mounted units with complementary work surfaces. The spacious double bedroom includes a built-in cupboard, while the modern shower room comprises a WC, wash hand basin and shower cubicle with attractive wet walling.

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

Externally, the front garden is laid with low maintenance chips and may offer potential for a driveway, subject to the necessary planning consents. A pathway leads to the impressive, well maintained rear garden with lawn.

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





- First floor apartment
- Lounge
- Kitchen
- Double bedroom
- Shower room
- Gas-fired central heating
- Double glazing
- Gardens to front, side & rear

INCLUDED

All fitted carpets, fitted floor coverings and integrated kitchen appliances 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 B

EPC RATING: C

FLOOR AREA: 602.78 SQ FT







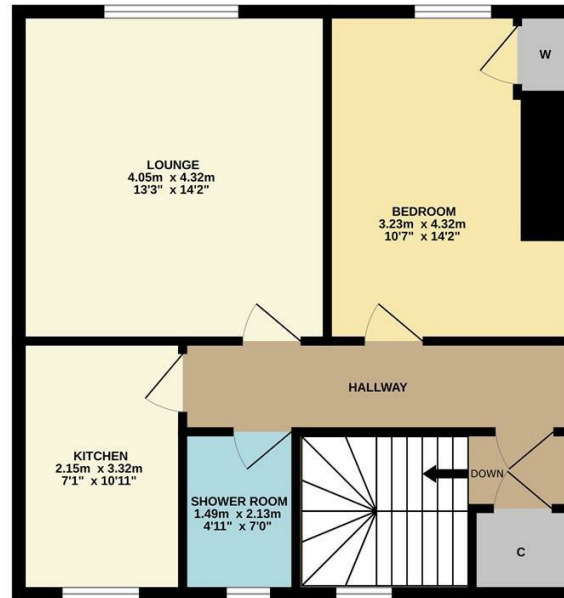
Room Sizes

Approximate measurements

Lounge	13'3" x 14'2"
Kitchen	7'0" x 10'10"
Bedroom	10'7" x 14'2"
Shower Room	4'10" x 6'11"



FIRST FLOOR
54.5 sq.m. (586 sq.ft.) approx.



TOTAL FLOOR AREA: 54.5 sq.m. (586 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 here are not tested and no guarantee is given for their operability or efficiency can be given.
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We are pleased to offer a
free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.