



16 Hutchison Court, St. Andrews, KY16 8HN

Offers Over £230,000



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**OFFERS OVER**  
**£230,000**

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Rollos are pleased to offer to the market this well presented, first floor apartment with an HMO licence for three people and short-term holiday let licence, which may suit those seeking an investment. The apartment is situated within a popular residential area of St Andrews, benefits from a private, enclosed garden and is conveniently placed for access to good local amenities as well as the historic centre, which is within a short travelling distance.

The bright accommodation is formed over one level comprising: main reception hallway with two useful cupboards, lounge with balcony, kitchen, three bedrooms and bathroom. The lounge has a recess alcove with shelving, space for dining and access to the balcony, which offers a pleasant seating area. The modern kitchen has an integrated gas hob and oven, space for freestanding appliances, floor and wall mounted units with complimentary work surfaces and pantry cupboard. The three double bedrooms all benefit from built-in wardrobes and cupboards with two having vanity / desk areas. The modern bathroom suite consists of WC, wash hand basin

with vanity unit below and bath with shower over.

The property benefits from gas-fired central heating and double glazing. All items of furniture will be included in the marketing price.

Externally, the enclosed, rear garden has a timber fence and is laid with low maintenance chips. There is a timber shed, which will be included in the marketing price, as well as two external stores.

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





- First floor apartment
- HMO for three people
- Lounge with balcony
- Kitchen
- Three bedrooms
- Bathroom
- GFCH & DG
- Garden to the rear

### **INCLUDED**

All fitted carpets, fitted floor coverings, integrated appliances in the kitchen, garden shed and all items of furniture 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 C**

**EPC RATING: C**

**FLOOR AREA: 828.82 SQ FT**







## Room Sizes

*Approximate measurements*

Lounge	13'7" x 14'4"
Kitchen	7'6" x 10'3"
Bedroom	9'6" x 14'4"
Bedroom	8'8" x 14'2"
Bedroom	8'4" x 6'9"
Bathroom	6'5" x 5'7"



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, 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.