



16 Allan Robertson Drive, St. Andrews, KY16 8EX

Offers Over £250,000



# 16 Allan Robertson Drive St. Andrews KY16 8EX

**OFFERS OVER**  
**£250,000**

---

Rollos is pleased to offer to the market this end terraced villa situated on a generous corner plot and located within a popular residential area. The property is conveniently placed for access to good local amenities including shops, schools, leisure facilities and East Sands beach whilst the historic town centre is within a short travelling distance.

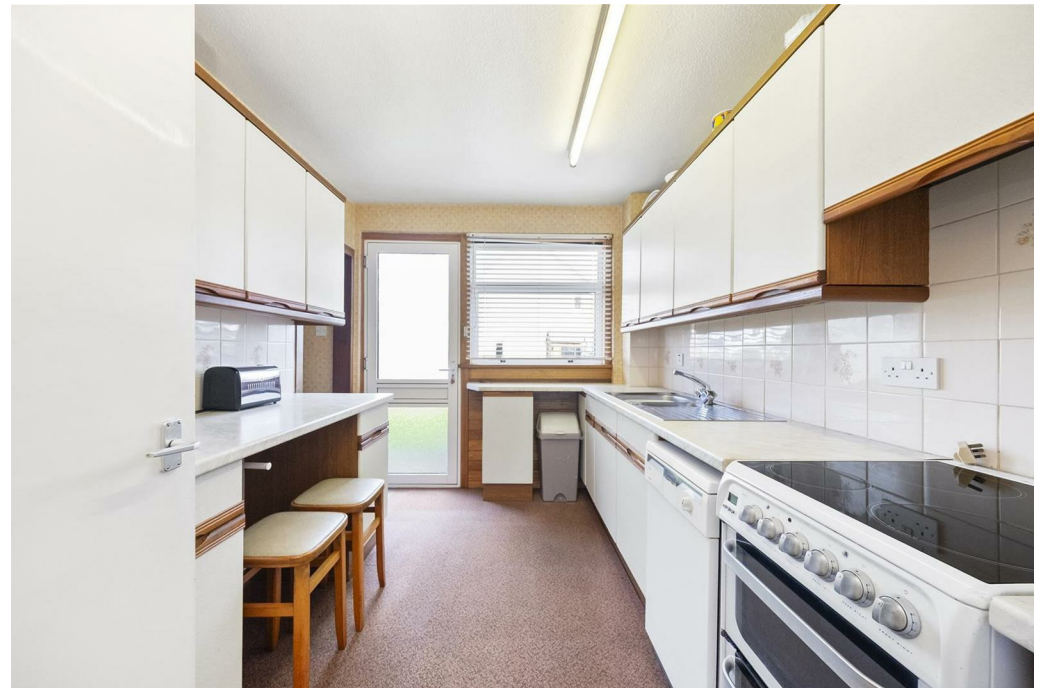
The accommodation is formed over two levels comprising on the ground floor: entrance vestibule, reception hallway with three useful store cupboards, lounge / dining, kitchen and stairs connecting to the first floor. The dual aspect lounge has a feature fireplace and a dining area overlooking the gardens. The kitchen has a free-standing cooker, space for freestanding appliances and floor and wall mounted units with complementary work surfaces. There is a small utility area and a door leading out to the rear garden. The first floor accommodation comprises: master bedroom with built-in furniture, two further bedrooms, each with built in storage and a shower room. The modern shower room suite consists of WC, wash hand basin and shower

cubicle.

The property benefits from electric heating and double glazing.

Externally, the garden to the front has a sculpted lawn bordered by various plants and shrubberies. To the side is a large patio seating area. The rear garden has a lawn, various mature plants and shrubberies. There is also a shed and greenhouse. Off street parking may be created, subject to necessary planning consents.

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





- End-terraced villa
- Lounge / Dining room
- Kitchen
- Three bedrooms
- Shower room
- Electric heating
- Double glazing
- Gardens to front, side & rear

### **INCLUDED**

All fitted carpets, fitted floor coverings, garden shed and greenhouse will be included in the marketing price.

### **SERVICES**

Mains water, drainage 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: F**  
**FLOOR AREA: 957.99 SQ FT**



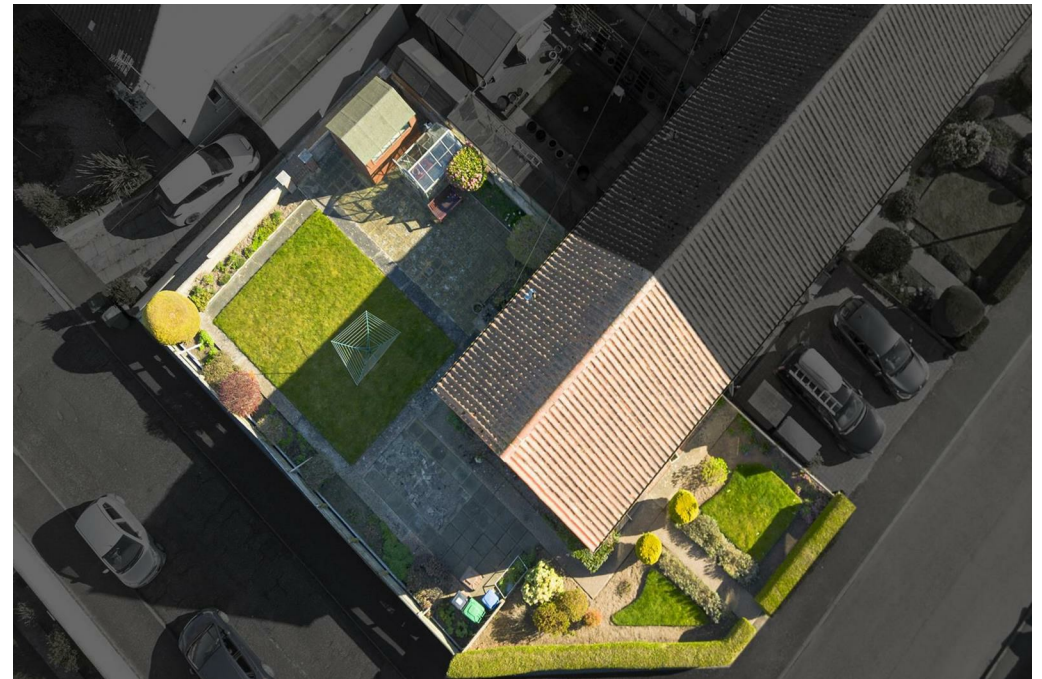




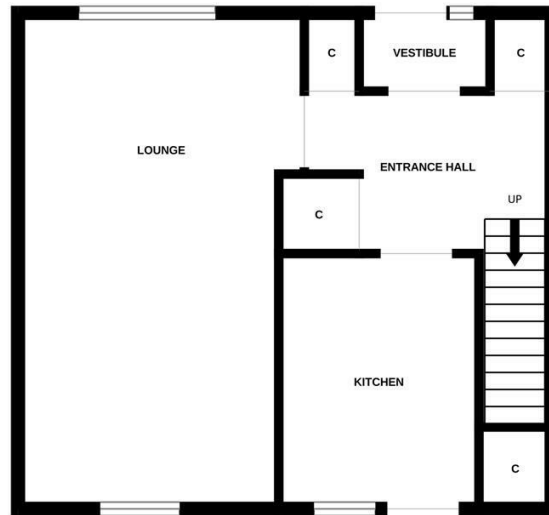
## Room Sizes

*Approximate measurements*

Lounge / Dining	11'10" x 20'6"
Kitchen	11'6" x 10'0"
Bedroom	12'8" x 11'1"
Bedroom	10'5" x 8'11"
Bedroom	7'2" x 9'4"
Shower Room	6'7" x 5'11"



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](http://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.