



5 Warrack Street, St Andrews, KY16 8DR

Offers Over £235,000



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OFFERS OVER
£235,000

Rollos are delighted to offer this impressive ground floor apartment which is presented to the market in move-in condition, benefits from a private garden and is situated within a popular residential area. The property is conveniently placed for access to the East Sands beach and leisure centre whilst still being within a short travelling distance of St Andrews' fine historic centre. St Andrews offers many fine world-renowned amenities which include golf, university, shopping, restaurants and recreational facilities.

The bright accommodation is formed over one level comprising: main reception hallway with utility cupboard and additional store cupboard, lounge, kitchen, two bedrooms and shower room. The lounge has a recess with shelving, overlooks the front garden and has space for dining. The modern contemporary kitchen has an integrated hob and oven, space for freestanding appliances and floor and wall mounted units with complimentary work surfaces. Both bedrooms are doubles and each benefits from built-in storage. The modern shower room suite consists

of WC, wash hand basin with vanity unit below and shower cubicle. The property is tastefully decorated throughout.

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

Externally, there are gardens to the front and rear of the property and both are laid out to lawn.

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





- Ground floor flat
- Lounge
- Kitchen
- Two double bedrooms
- Shower room
- Gas-fired central heating
- Double glazing
- Gardens to front & 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

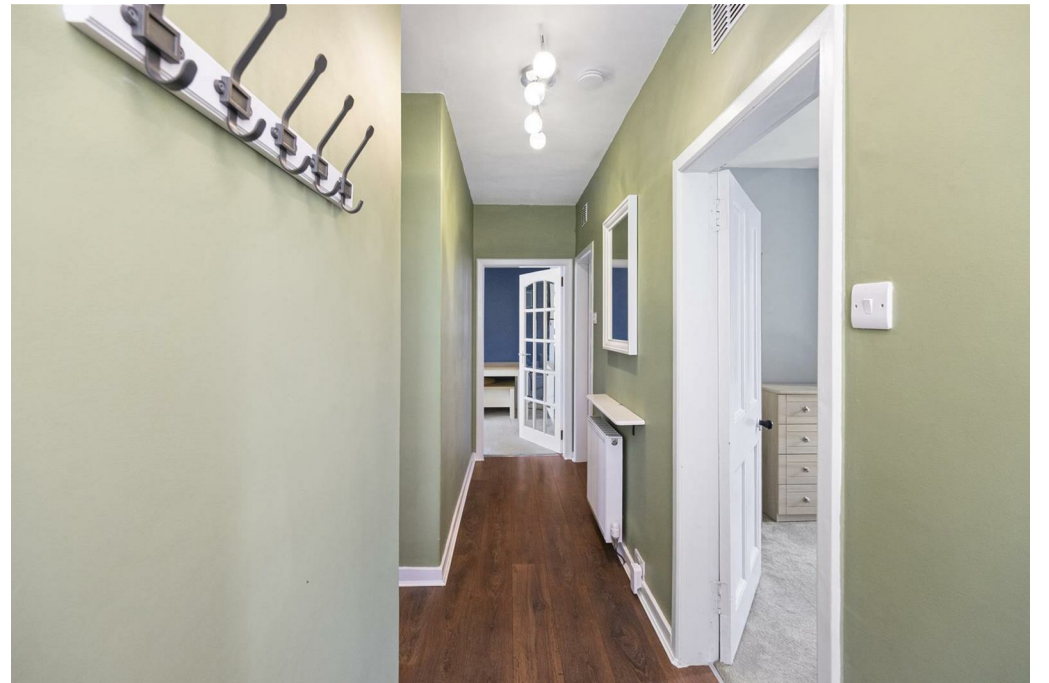
COUNCIL TAX BAND B

EPC RATING: D

FLOOR AREA: 731.95 SQ FT







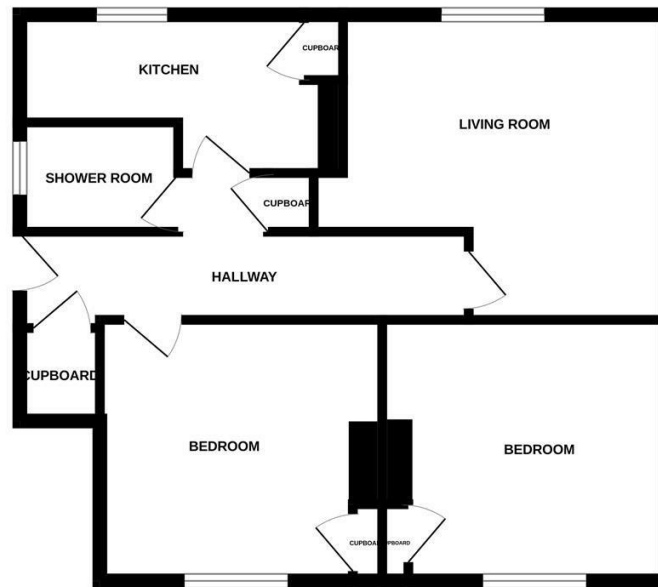
Room Sizes

Approximate measurements

Lounge	15'8" x 12'0"
Kitchen	12'4" x 7'2"
Bedroom	12'10" x 12'4"
Bedroom	9'4" x 12'9"
Bathroom	5'1" x 6'4"



GROUND FLOOR



While 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 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.