



24 Brewster Place, St Andrews, KY16 8JY

Offers Over £375,000







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**OFFERS OVER**  
**£375,000**

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Rollos are pleased to offer to the market this well-presented, extended, semi-detached villa offering generous accommodation. The property is located close to the East Sands beach and adjacent leisure centre, whilst also being conveniently placed for good local amenities. The historic town centre, offering world class facilities, is within easy reach being a short walking distance away and a few minutes drive away. A regular bus service is also available. The property benefits from off street parking via a driveway.

The bright accommodation is formed over two levels comprising on the ground floor: entrance vestibule, lounge, dining kitchen, study and WC / Cloaks. The lounge overlooks the front garden area and storage is provided via a built-in cupboard. The modern dining kitchen has an integrated hob and oven, space for freestanding appliances and floor and wall mounted units with complementary work surfaces. From here, a door leads out to the rear garden. A rear hallway has a built-in cupboard and access to both the study and WC / Cloaks. The first floor accommodation

comprises: four bedrooms, two with built-in wardrobes, and a family bathroom. A door from the fourth bedroom has stairs up to the floored attic room, which has two Velux windows and light and power supply making it a versatile space providing a variety of uses. 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.

Externally, there is a driveway to the front providing off street parking for two or three cars, depending on size. To the rear, the enclosed garden has a patio seating area with pergola and steps leading to the split-level garden area. The raised garden is laid with lawn and features two patio seating areas.

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







- Semi-detached villa
- Lounge
- Kitchen
- Study
- Four bedrooms
- Bathroom & W.C.
- GFCH & DG
- Floored attic room
- Garden to rear
- Driveway

### INCLUDED

All fitted carpets, fitted floor coverings, integrated kitchen appliances, freestanding washing machine and dishwasher will be included in the marketing price. Some pieces of furniture can also be included.

### 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 G**

**EPC RATING: C**

**FLOOR AREA: 1140.97 SQ FT**













## Room Sizes

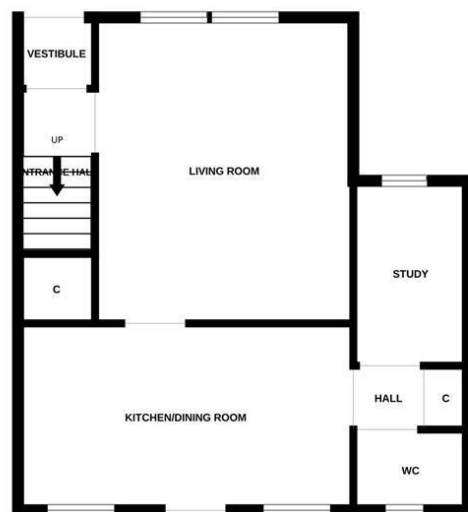
*Approximate measurements*

Lounge	12'8" x 15'1"
Dining Kitchen	16'3" x 9'2"
Study	5'7" x 9'1"
W.C.	5'7" x 3'11"
Bedroom	7'9" x 8'7"
Bedroom	8'1" x 10'0"
Bedroom	8'4" x 16'4"
Bedroom	8'11" x 8'7"
Bathroom	6'9" x 6'2"
Attic Room	13'10" x 6'5"





GROUND FLOOR



1ST FLOOR



2ND 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.  
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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.