



32 Nelson Street, St. Andrews, KY16 8AJ

Offers Over £500,000



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St. Andrews
KY16 8AJ

OFFERS OVER
£500,000

32 Nelson Street is a charming, traditional, terraced villa in a prime location on the edge of St Andrews' historic centre. The property holds an HMO licence for four people (expires 02/2029) as well as a short-term holiday let licence (expires 09/2027). Its flexible accommodation would also appeal to those seeking a family home. The property is conveniently placed for access to the historic centre and its wide variety of excellent amenities including shops, restaurants, leisure facilities and university campuses, as well as the Old Course.

The flexible accommodation is arranged over two levels. The ground floor comprises: an entrance vestibule with mosaic floor tiling, main reception hallway with useful cupboard, lounge, kitchen, bedroom, utility room and WC / Cloaks. The lounge overlooks the rear garden, has a feature fireplace and a recessed dining area. The kitchen has a freestanding cooker, which will be included in the marketing price, and floor units with complementary work surfaces and offers access to both the utility room and the rear garden. The washing machine, tumble dryer, fridges and

freezer in the utility room will also be left as part of the sale. The spacious double bedroom has a bay window and could be used as an additional reception room, if required. On the first floor, there are two double bedrooms, one single bedroom and a shower room. Both of the double bedrooms have built-in wardrobes and a wash hand basin in the room. The modern shower room suite consists of WC, wash hand basin and shower cubicle with wet wall surround.

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

Externally, there is a small garden to the front with various plants. The enclosed rear garden enjoys a good degree of privacy and is laid mainly to lawn with established plants, trees and shrubs.

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





- Mid-terraced villa
- HMO for four people
- Lounge / Diner
- Kitchen & Utility room
- Four bedrooms
- Shower room & W.C.
- GFCH & DG
- Gardens to front & rear

INCLUDED

All fitted carpets, fitted floor coverings, cooker, washing machine, tumble dryer, fridges and freezer will be included in the marketing price.

SERVICES

Mains water, drainage, gas and electricity are connected to the property.

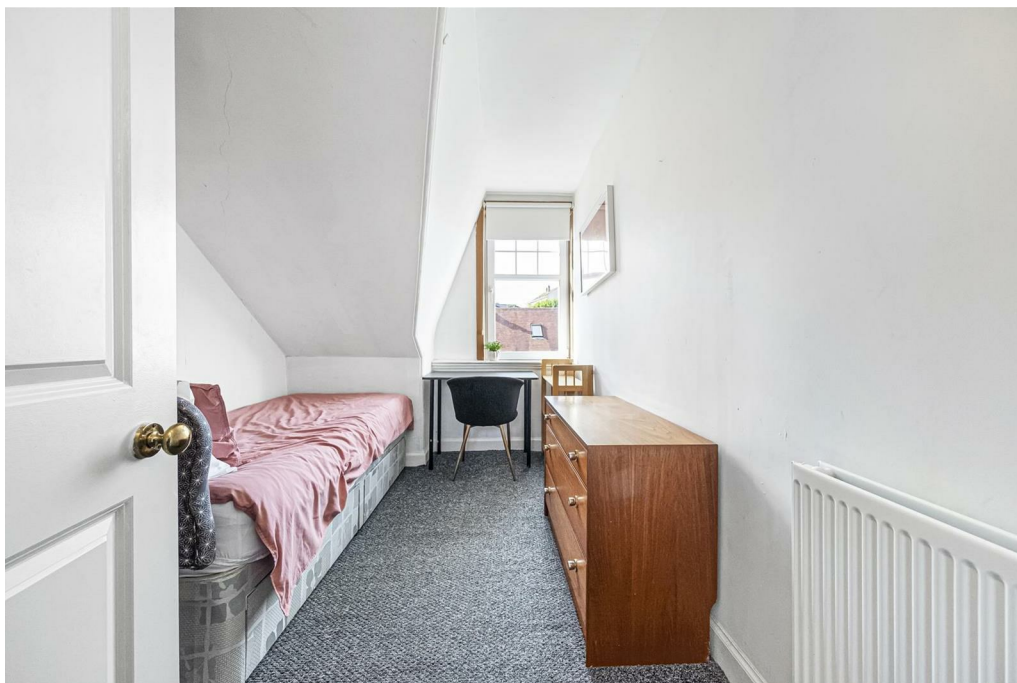
VIEWING

By appointment through our Rollos St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND E

EPC RATING: C

FLOOR AREA: 1259.38 SQ FT







Room Sizes

Approximate measurements

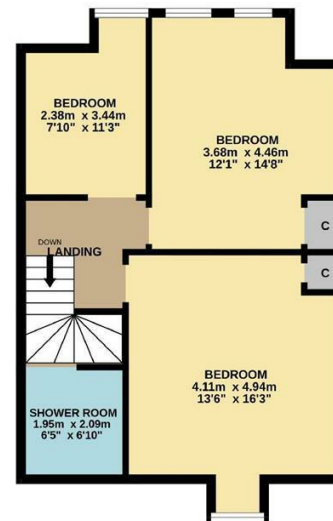
Lounge / Diner	13'1" x 17'7"
Kitchen	10'8" x 7'3"
Bedroom	15'3" x 14'3"
Bedroom	13'5" x 16'2"
Bedroom	12'0" x 14'7"
Bedroom	8'8" x 11'3"
Shower Room	6'4" x 6'10"
W.C.	4'0" x 4'6"



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 misstatement. 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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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.

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