



2 Alisons Close, St Andrews, KY16 9EQ
Offers over £290,000



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Rollos are delighted to bring to the market this beautifully presented town centre cottage which has been modernised and upgraded internally whilst retaining all the charm and character. It is positioned in an idyllic location in the heart of St Andrews, set back from South Street in a private courtyard which is accessed by way of a pend. There is immediate access to the town centre with its shops, restaurants, bars, cafes, university buildings, cinema, theatre, etc, and an easy walk to the world famous golf courses and beaches. The double front door opens to a vestibule where a second door opens to the main accommodation. There is a step down into an open plan lounge with double aspect windows and dining kitchen, well-fitted with modern cabinets, bowl and a half sink, integrated fridge, dishwasher, extractor fan and induction hob. There is a large walk-in cupboard which currently houses a free standing combi microwave oven and a washing machine. Further storage space houses linen and cleaning equipment. The property has LED downlighters throughout, 3 pin plug sockets for lamps and has plenty of double sockets. There is an exterior motion-sensor light. Upstairs is the spacious double bedroom with double aspect windows, which is fitted with built-in wardrobes providing plenty of storage. There is also a hatch to a large attic. A door opens to the

en-suite shower room which is beautifully finished and equipped with a power shower, large sliding door glass cubicle, heated mirror, extractor fan, wc and sink. It benefits from a heated towel rail and is lined with wet wall panels. There is a small area of garden to the front of the property which is laid out with flower beds stocked with perennials and shrubs.

The property has most recently been used as a very successful holiday rental property and would be absolutely ideal for this purpose, for a holiday home in St Andrews or indeed student accommodation.





- Mid-terraced traditional cottage
- Located in heart of St Andrews
- Quiet courtyard position
- Beautifully presented
- Open plan lounge, dining, kitchen
- Spacious double bedroom
- En-suite shower room
- Gas central heating with combi boiler,
- Sash and case windows

INCLUDED

All carpets and fitted floor coverings
Curtains and blinds
Integrated appliances
Fitted key safe
Furniture, washing machine and combination microwave/oven available by separate negotiation

SERVICES

Gas
Water
Electricity
Drainage
High speed Internet

VIEWING

By Appointment Through Our St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND C

EPC RATING D

FLOOR AREA 40 sqm







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Room Sizes

Approximate measurements

Lounge/Dining/Kitchen	11'1" x 14'2"	3.38m x 4.33m
Bedroom	9'5" x 14'3"	2.86m x 4.35m
En-suite	5'10" x 5'10"	1.78m x 1.77m

Ground Floor



First Floor



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