



127c South Street, St. Andrews, KY16 9UH

Offers Over £350,000



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St. Andrews
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£350,000

Town centre mid-terraced villa in a Conservation area in the heart of St Andrews, which requires some refurbishment.

Entry is via a timber door opening into a vestibule. From here, a door leads directly into the lounge, which also has patio doors out to the open courtyard. An open plan staircase leads from the lounge to the upper level. The kitchen is accessed from the lounge and has base and wall units with contrasting work surfaces fitted with stainless steel sink and drainer. There is an integrated oven, ceramic hob and extractor fan above as well as space for freestanding washing machine, fridge and freezer. From here, a door leads out to the rear private garden with a window. The bathroom is fitted with a bath with shower over, W.C. and wash hand basin. An opaque window faces the rear of the property.

The upper level has two good-sized bedrooms. Bedroom one overlooks the rear garden and has a storage cupboard. Bedroom two is a bright room with a Velux window overlooking the front and also has two storage cupboards.

The property has gas fired central heating backed up with double-glazing throughout. It should be noted that whilst there is a gas boiler and radiators, a meter will need to be installed by the purchaser

The front offer a lovely patio area and steps up to the patio doors. The rear courtyard is surrounded by a timber fence with several planters and a timber shed.





- Mid terraced villa
- Central location
- Lounge
- Kitchen
- Two double bedrooms
- Bathroom
- Double-glazing
- Front and rear courtyards

INCLUDED

All fitted carpets, fitted floor coverings and integrated appliances in the kitchen where mentioned will be included in the marketing price.

SERVICES

Mains water, drainage and electricity are connected to the property. Gas will require a meter to be installed by the purchaser.

VIEWING

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

COUNCIL TAX BAND D

EPC RATING: D

FLOOR AREA: 667.00 SQ FT







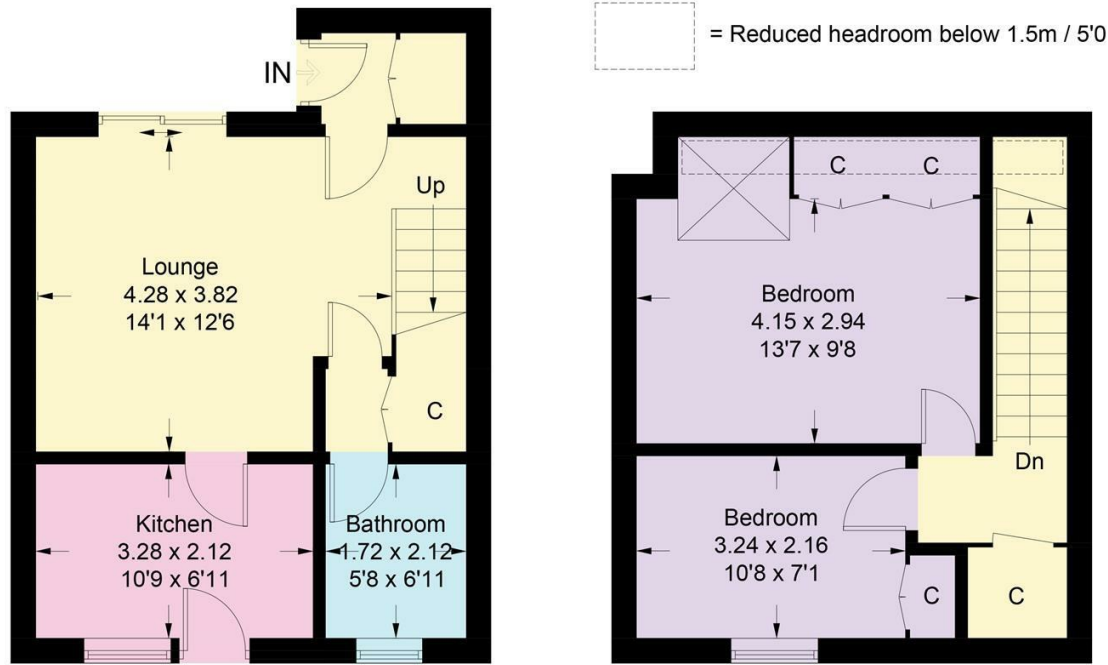
Room Sizes

Approximate measurements

Lounge	14'0" x 12'6"
Kitchen	10'9" x 6'11"
Bathroom	5'7" x 6'11"
Bedroom one	13'7" x 9'7"
Bedroom 2	10'7" x 7'1"

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Approximate Gross Internal Area = 62.0 sq m / 667 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID942389)



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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.