



7 Kinnessbrook, St. Andrews, KY16 8AS

Offers Over £485,000



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£485,000

This stunning contemporary first floor apartment forms part of a three storey building, which has garaging / stores at ground level. It is quietly located in a prime position on a recent development overlooking the tranquil Kinnessburn and within easy walking distance of the St Andrews town centre (4 minutes' walk to South St.) and all of its amenities, University buildings and the world famous Old Course. The apartment is finished to a very high standard.

The apartment opens into a hallway where there is a useful large cupboard. The spacious, bright, open plan living room / dining room / kitchen offers double doors opening out to the terrace, as well as double doors and Juliette balcony overlooking the Kinness Burn. The contemporary kitchen comprises ample floor and wall units with co ordinating worktops, breakfast bar and integrated dishwasher, fridge freezer, microwave, oven, hob and extractor fan.

The master bedroom sits to the rear of the apartment and offers fitted wardrobes and ensuite bathroom comprising bath with shower

over, wash hand basin and W.C. The second bedroom has a window to the front of the apartment, fitted wardrobes and a door into the Jack & Jill shower room. This room can also be accessed from the hallway and comprises a shower cubicle, wash hand basin and W.C.

The property benefits from double-glazing and gas fired central heating. There is a substantial garage under the apartment with a separate store/studio area to the side. There is also a parking space for one car outside the garage and a resident's space. The development is set in communal landscaped garden grounds, mainly laid to lawn and surrounded by attractive mature trees. The apartment will be sold on an as seen basis.





- First floor apartment
- Living room/ Dining room/ Kitchen
- Master bedroom
- En-suite bathroom
- Further double bedroom
- Jack & Jill shower room
- GFCH & DG
- Paved terrace
- Large garage & Parking
- Communal gardens

INCLUDED

All fitted carpets, fitted floor coverings and integrated kitchen appliances will be included in the asking 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 F

EPC RATING: B

FLOOR AREA: 1033.34 SQ FT







Room Sizes

Approximate measurements

Living Room / Dining Room / Kitchen 18'4" x 24'7"

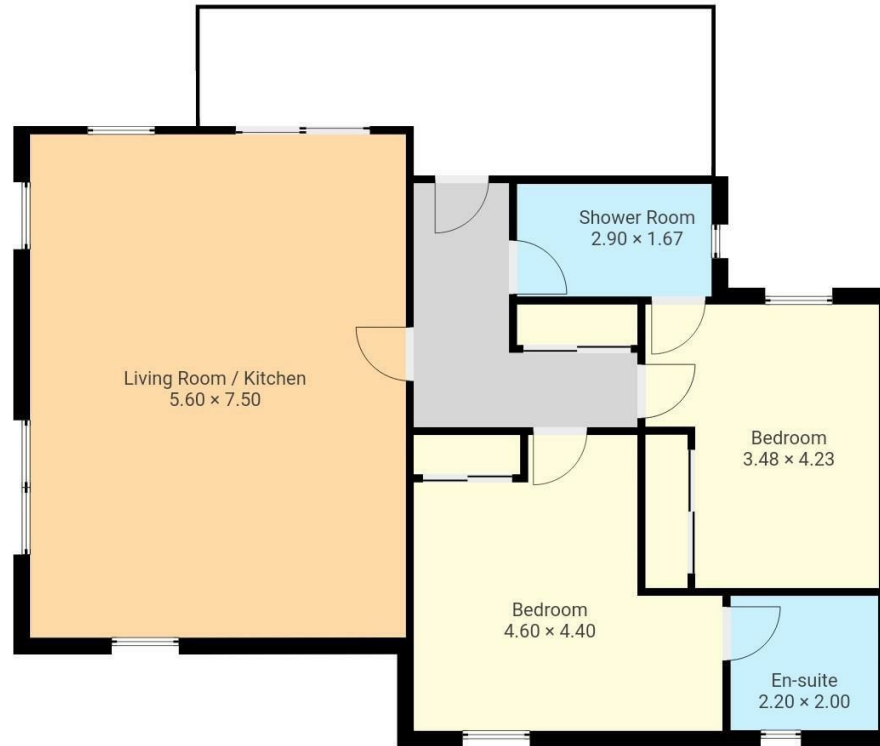
Bedroom 15'1" x 14'5"

En-Suite Bathroom 7'2" x 6'6"

Bedroom 11'5" x 13'10"

Shower Room 9'6" x 5'5"





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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.