



ROLLOS

21 FORGAN PLACE

ST ANDREWS KY16 8ET

- Spacious end terraced villa
 - Popular residential area
 - Outlooks to public grassland
 - Easy access to local amenities
- Hall
 - Open plan lounge/dining kitchen
 - Two double bedrooms
 - Box room
- Bathroom
 - Gardens to front and rear
 - Gas fired central heating
 - Sealed unit double glazing

This spacious end terraced property is positioned in a popular residential area with the benefits of open outlooks across public grassland and parks. It is within walking distance of local amenities including schools, shops, leisure centre, beach, etc and there is easy access to the town centre with its university, golf courses, restaurants, shops, etc. The property is well presented and though it might benefit from some upgrading it offers an excellent opportunity to add value and turn the property into a delightful home. It has been successfully let for a number of years and would certainly be suitable as a buy to let investment. It benefits from gas fired central heating, backed up with sealed unit double glazing throughout.

The property's front door opens into the hall where stairs rise to the first floor and a door opens to the lounge. The lounge is open plan with a dining kitchen and this spacious L-shaped room creates a sociable living environment. It has a large picture window to the front and double patio doors opening to the garden at the rear. There is tiled floor to the kitchen and dining area and the lounge is carpeted.

At first floor level are the two bedrooms and the box room. Both bedrooms are spacious doubles and the box room is ideal as further storage, walk-in wardrobe, or even a study if desired. The bathroom is well fitted with a modern suite comprising shower cubicle, w.c. and sink. The floors are tiled and the walls are lined with wet wall panels. Storage is provided by a large under stair cupboard and there is a hatch on the landing providing access to the loft.

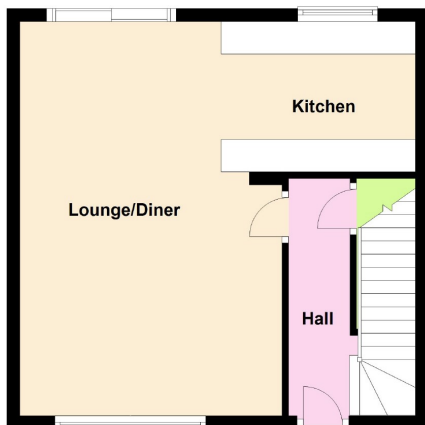
The property has gardens to the front and rear. To the front it is separated from the public path by a low wooden fence and a gate opens to the path which leads to the front door. It is laid out with stone chips for ease of maintenance. To the rear is a further area of garden laid with stone chips and a path leading to the stone built outhouse at the bottom. A gate opens from here to give access to the public path which can be used to for bins access. The back garden is fully enclosed by walls and fences.

The property has been successfully let since last year and currently achieves a rental figure of £750 per month and so this would make an ideal investment opportunity. The current lease ends on 1st November 2018.

ROOM SIZES		INCLUDED	VIEWING
Lounge/dining kitchen	6.10m x 6.11m (20'0" x 20'1")	Carpets and floor coverings	By Appointment Through Our St Andrews Office
Bedroom 1	3m x 4.07m (9'10" x 13'4")	Curtains and blinds	Telephone
Bedroom 2	3m x 4.08m (9'10" x 13'5")	White goods	01334 477700
Box room	1.94m x 1.91m (6'4" x 6'3")	Items of furniture are available by separate negotiation	COUNCIL TAX BAND C
Bathroom	1.97m x 1.40m (6'6" x 4'7")		EPC RATING E
		SERVICES	FLOOR AREA 74sq m
		Gas	
		Water	
		Electricity	
		Drainage	



Ground Floor, demonstrative only



First Floor, demonstrative only



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