



**ROLLOS**

**12 ABBEY STREET**

**ST ANDREWS KY16 9LA**

## 12 ABBEY STREET, ST ANDREWS, KY16 9LA

OFFERS OVER £435,000

- Mid terraced town house
- Superb location in town centre of St Andrews
- Flexible and adaptable accommodation
- Potential for re development
- Lounge/dining room, Kitchen
- Two double bedrooms, Bathroom
- Gas fired central heating
- Sealed unit double glazing
- Garage, Beautiful private garden

12 Abbey Street is a delightfully quirky townhouse in an absolutely superb location in the town centre of St Andrews with immediate access of the theatre, shops, bars and restaurants, and within close proximity to the cathedral, the harbour, East Sands beach and an easy walk from the world famous golf courses and West Sands beach.

The accommodation is laid out over two floors and is well presented though may benefit from modernisation in some areas, opening up opportunity for refurbishment or restructuring to add value and create ones own ideal home. It benefits from gas fired central heating backed up with sealed unit double glazing throughout.

At ground floor level is the bathroom, with bath and overbath shower, WC and sink, and bedroom 2 which has glazed doors that open to the garden to the rear. It is also fitted with a cupboard which houses the washing machine and tumble drier. Upstairs is the lounge, kitchen and bedroom 1. The open plan lounge and dining area is a delightful space with cathedral ceilings and Velux windows making it very bright. From here a door opens to the kitchen which is fitted with wall and floor units, and free standing white goods which will be included in the sale. The main bedroom is accessed off the lounge and positioned to the rear, with windows over looking the garden. It is fitted with a double wardrobe providing storage.

The single garage opens from the front and provides parking for one car, or an excellent storage facility. It also offers potential, subject to the necessary permissions, for development to convert to further living accommodation should this be desired.

The rear garden is very private, sheltered and a delightful sun trap. It is chiefly laid out in lawn with colourful and well stocked borders surrounding it, and there is a summerhouse which will be included in the sale. The gate opens to a pend which leads to Abbey Street.

### ROOM SIZES

Lounge	4.63m x 4.77m (15'2" x 15'8")
Kitchen	1.93mx 2.62m (6'4" 8'7")
Bedroom 1	2.60m x6.20m (8'6" x 20'4")
Bathroom	2.04m x 1.88m (6'8" x 6'2")
Bedroom 2	2.66m x 6.13m (8'9" x 20'1")

### INCLUDED

All carpets and floor coverings  
Curtains  
Fridge, cooker, washing machine and tumble drier

### VIEWING

By Appointment Through Our St Andrews Office  
Telephone  
01334 477700

### COUNCIL TAX BAND F

### EPC RATING C

### FLOOR AREA 74sq m

### SERVICES

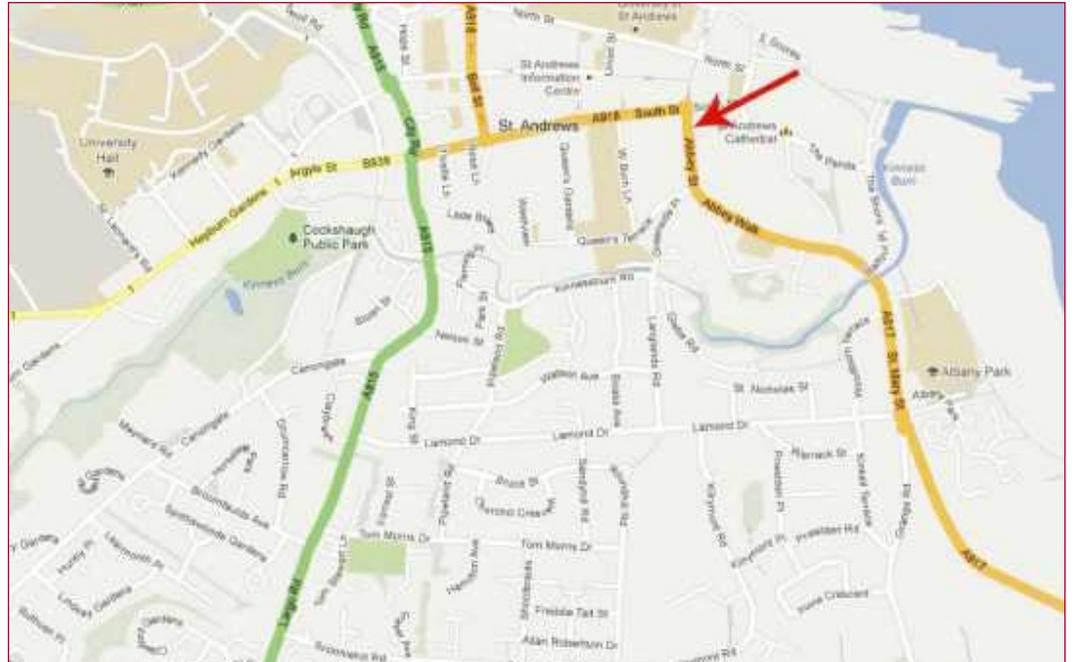
Gas  
Water  
Electricity  
Drainage



Ground Floor



First Floor



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