



**ROLLOS**

**131A SOUTH STREET  
ST ANDREWS KY16 9UN**

- First floor flat
  - Superb location in heart of St Andrews
- Immediate access to all local amenities
  - Hall, Lounge
- Kitchen
  - Double bedroom

This is an excellent opportunity to purchase a one bedroom flat in the town centre of St Andrews with immediate access to all local amenities including shops, restaurants, bars and university, and within an easy walk of the beaches and golf courses, Cathedral, harbour, etc.

The property is well presented and benefits from electric storage heaters, and double glazed sash and case windows. It is accessed via a pend from South Street, where the front door opens to an internal staircase leading solely to this flat. A further internal door opens at first floor level into the hall which gives access to all accommodation.

The flat has a south facing aspect, with large windows brining in plenty of natural light to the rooms. The lounge is a spacious room with a door opening to the kitchen. The kitchen is well fitted with wall and floor units and free standing appliances which are to be included in the sale. The large double bedroom is fitted with a double wardrobe and a shelved cupboard. The bathroom is equipped with a three piece suite comprising bath with over bath electric shower, w.c. and sink. It also has a large deep shelved cupboard.

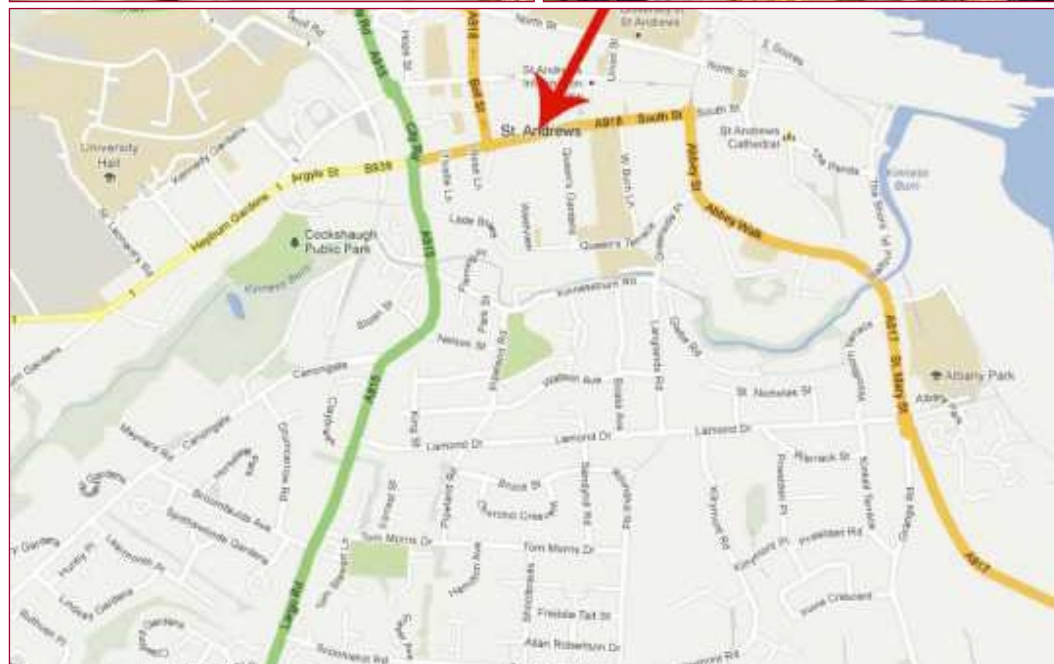
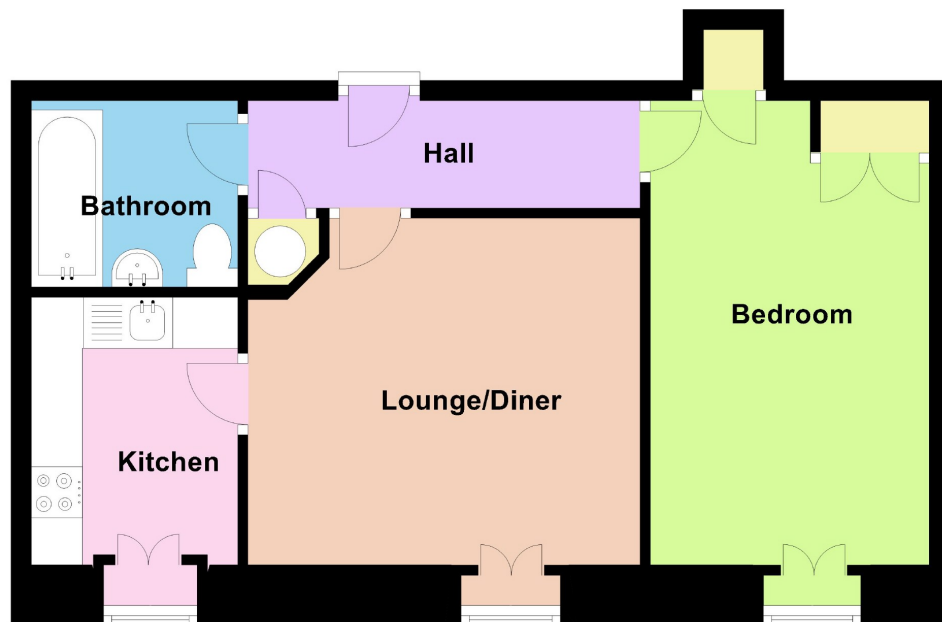
The property has been successfully let for a number of years so would make an excellent buy to let investment or a bolt hole as use as a holiday home benefiting as it does from its prime location in the heart of the town.

ROOM SIZES		INCLUDED	VIEWING
Lounge	3.86m x 3.41m (12'8" x 11'2")	All carpets and floor coverings	By Appointment Through Our St Andrews Office
Kitchen	2.02m x 2.63m (6'8" x 8'8")	All curtains and blinds	Telephone
Bedroom	2.83m x 4.54m (9'3" x 14'11")	Furniture as seen	01334 477700
Bathroom	1.72m x 1.99m (5'8" x 6'6")	White goods in the kitchen	COUNCIL TAX BAND D
		SERVICES	EPC RATING C
		Water	FLOOR AREA 40sq m
		Electricity	
		Drainage	





**Demonstrative only, not to scale**



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