



**ROLLOS**

**7 JOHNSTON COURT**

**ST ANDREWS KY16 9PY**

7 JOHNSTON COURT, ST ANDREWS, KY16 9PY

OFFERS OVER £340,000

- First floor flat
  - Superb town centre location
  - Lounge/ dining room, Kitchen
- Two double bedrooms
  - Bathroom
  - Wet-electric central heating
- Sealed unit double glazing
  - Security entry phone system
  - Residents' parking

7 Johnston Court is a first floor flat situated in a superb town centre location in the very heart of St Andrews, only moments' walk from all local conveniences and amenities including the university library directly across the road, shops, restaurants, bars etc and the golf courses and beaches are within an easy walk. Despite its town centre location it enjoys a peaceful position set back from the main road without any passing traffic. The flat is well presented and benefits from wet-electric central heating backed up with sealed unit double glazing throughout. Access to the building is through a pend which leads from North Street through to Johnston Court's car park where the rear block is found. The front door is a shared entrance fitted with security phone entry system and from here a staircase rises to the first floor where number 7 is found. The lounge is to the rear of the property with a large south facing window making it very bright. This is a spacious room with ample space for dining suite in addition to the lounge furniture. Off the lounge is a door opening to the kitchen which is fitted with modern units and integrated oven, hob and hood. There is a cupboard housing the hot water tank and again benefits from south facing windows. The two bedrooms are to the front of the property, both good sized double rooms fitted with large wardrobes providing ample storage. Further storage is provided in the hall where there are additional cupboards. The bathroom is well fitted with a three piece white suite comprising bath with over bath electric shower, and a W.C and sink with vanity units below. Johnston Court benefits from a private residents only car park with security entry system. The property has been successfully let for a number of years and is currently let, achieving £1,100 per month. The tenants have the option to remain in situ until the end June 2019 to complete their studies.

ROOM SIZES	
Lounge/ Dining Room	3.07m x 5.88m (10'1" x 19'3")
Kitchen	2.48m x 3.72m (8'2" x 12'2")
Bedroom 1	2.83m x 3.91m (9'3" x 12'10")
Bedroom 2	2.91m x 2.91m (9'7" x 9'7")
Bathroom	2.22m x 2.15m (7'3" x 7'1")

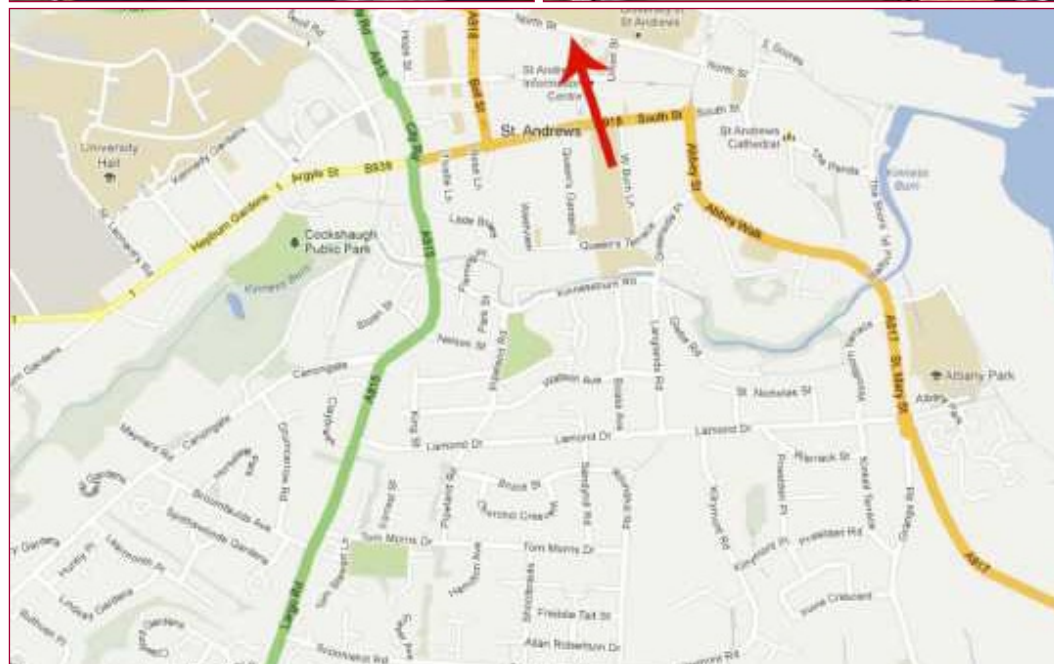
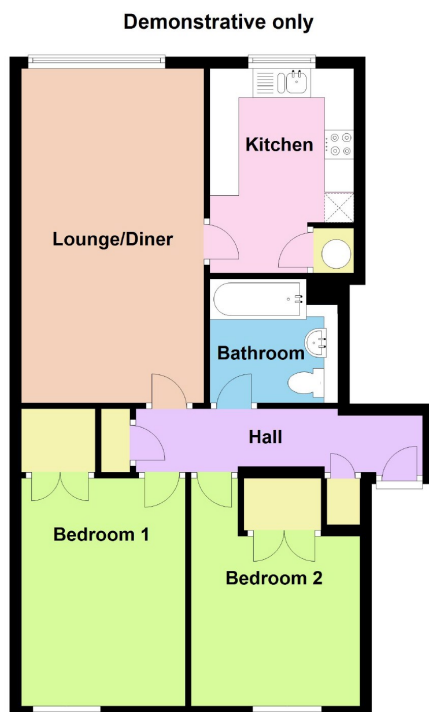
- INCLUDED
- All carpets and floor coverings
  - Curtains and blinds
  - Integrated appliances in the kitchen
  - Furniture belonging to landlord

- SERVICES
- Water
  - Electricity
  - Drainage

- VIEWING
- By Appointment Through Our St Andrews Office  
Telephone  
01334 477700
- COUNCIL TAX BAND E
- EPC RATING D
- FLOOR AREA 66sq m







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