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Thorntons 
Let's get a move on!



63 Roundhill Road

| St Andrews | KY16 8HE



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Offers Over £200,000

Thorntons are delighted to bring to the market this extremely well presented mid-terraced villa ideally located for easy access to local schools (primary and secondary), Morrisons Supermarket, Aldi, Marks and Spencer, near the local hospital and also close to the town centre.

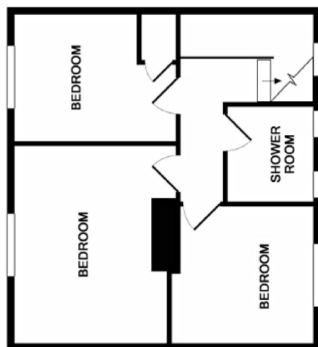
This property comes to the market in move-in condition with light, neutral decor throughout and low maintenance gardens to the front and rear. The accommodation is laid out over two levels with the ground floor comprising; entrance vestibule, hallway, sitting room, dining room, kitchen, and rear vestibule. Upstairs there are three good sized bedrooms and a shower room. The property has a modern feel about it throughout with laminate floors throughout, dark painted doors and light paintwork on the walls. The sitting room has focal point fireplace and opens into the dining room, combined this is a spacious L-shaped living space with dual aspect windows allowing plenty natural light to flood in. The kitchen is compact but benefits for large fitted storage cupboards along with modern base and wall units. Upstairs the three bedrooms are all very fresh and have ample space for beds and additional furniture. The shower room is modern with corner shower cabinet, WC and wash hand basin. EPC - D



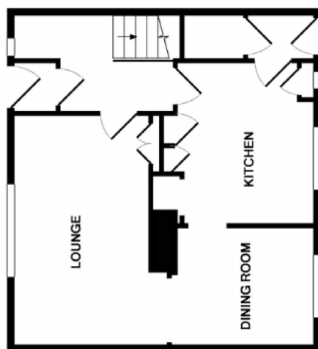
- Mid Terraced Villa
- Move-in Condition
- Ideal Family Home or indeed as a Rental Investment
- Sitting Room
- Dining Room
- Kitchen

- Three Bedrooms
- Shower Room
- Front and Rear Gardens
- DG
- GCH
- Close to Schools and Supermarkets





1ST FLOOR



GROUND FLOOR

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information. Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.

Sitting Room	16'2 x 9'10	4.93m x 3.00m
Dining Room	10'6 x 8'2	3.20m x 2.49m
Kitchen	11'0 x 6'2	3.35m x 1.88m
Bedroom 1	13'8 x 10'3	4.17m x 3.12m
Bedroom 2	11'3 x 9'5	3.43m x 2.87m
Bedroom 3	9'11 x 7'4	3.02m x 2.24m
Shower Room	6'8 X 5'10	2.03m X 1.78m

Thorntons is a trading name of Thorntons LLP. Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information. Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.

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