



ROLLOS

20 WINRAM PLACE

ST ANDREWS KY16 8XH

- Well-presented semi-detached villa
 - Desirable residential area
 - Close to local amenities
 - Easy access to town centre
- Hall, Lounge
 - Dining kitchen
 - Two double bedrooms
 - Bathroom
- Gas fired central heating
 - Sealed unit double glazing
 - Garden
 - Driveway, Garage

20 Winram Place is a very well presented semi-detached property in a popular residential area of St Andrews within close proximity of local amenities such as supermarkets and health centre, and with easy access to the town centre of St Andrews via a regular bus service for the university, beaches, golf courses, shops, restaurants, bars, theatre, cinema etc.

The property has been well maintained and comes to the market in very good decorative order with new carpets fitted throughout. It benefits from gas fired central heating backed up with sealed unit double glazing throughout.

The lounge is to the front of the property, facing south, with a very large picture window to allow ample natural light. There is an under stair cupboard with generous storage. The dining kitchen is to the rear of the property with a glazed door that opens to the garden at the dining end, and the kitchen area is separated by a breakfast bar. The kitchen is well fitted with an abundance of units and integrated oven and hob.

Upstairs are the two bedrooms and the shower room. Both bedrooms are good sized double rooms and bedroom one benefits from a large cupboard over the stairs. The shower room is also at this level and is equipped with a corner shower cubicle with electric shower, and a w.c and sink. There is a shelved cupboard and the room is extensively tiled to walls and floor.

Attached to the property is a single garage with an up and over door to the front and a pedestrian door to the rear giving access to the back garden. The front garden is laid out with stone chips to provide a large parking area with a paved path which leads to the front door. The rear garden is fully enclosed with fences and is predominantly laid out with stone chips with a patio area closest to the house.

ROOM SIZES	
Lounge	3.52m x 4.43m (11'7" x 14'6")
Dining Kitchen	4.53m x 2.43m (14'10" x 8'0")
Bedroom 1	2.91m x 3.51m (9'7" x 11'6")
Bedroom 2	2.55m x 3.95m (8'4" x 13'0")
Shower Room	1.96m x 1.93m (6'5" x 6'4")

INCLUDED

All carpets and floor coverings
Curtains and blinds

SERVICES

Gas
Water
Electricity
Drainage

VIEWING

By Appointment Through Our St Andrews Office
Telephone
01334 477700

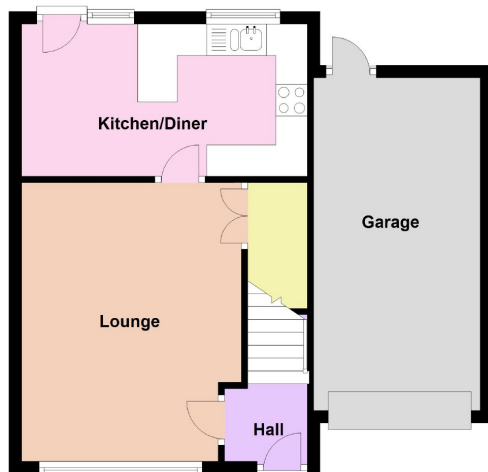
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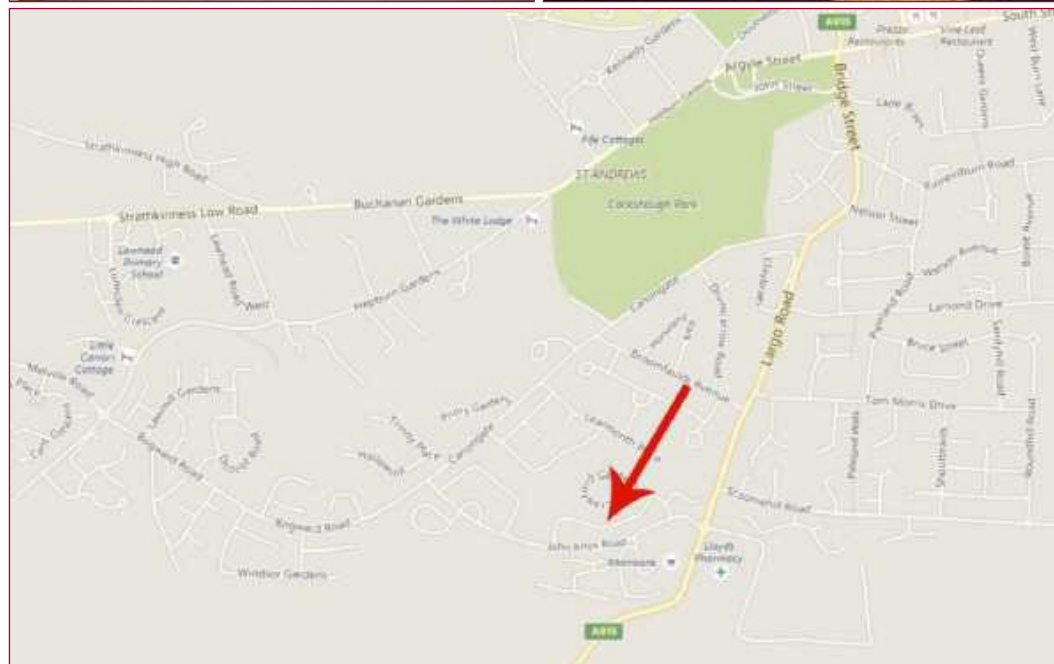
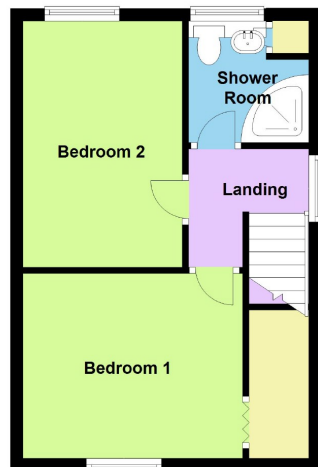
FLOOR AREA 62sq m



Ground Floor, demonstrative only



First Floor, demonstrative only



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