



9 Shields Avenue, St Andrews, KY16 8BJ
Offers over £190,000

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OFFERS OVER
£190,000

This is an excellent first floor flat in a residential area within a few minutes' walk of the town centre with its university, golf courses, beaches, shops, restaurants etc.

The property comes to the market in immaculate order after a programme of upgrading including a brand new kitchen and bathroom, full redecoration and new carpets/flooring throughout. It benefits from gas fired central heating backed up with sealed unit double glazing and new blinds in all rooms.

Entry to the flat is via its own main door at ground level where internal stairs lead to the hallway. The bright and spacious lounge is to the front of the property and has a store cupboard and wall mounted gas fire. A door opens from here to the kitchen, which is beautifully fitted with wall and floor units, brand new cooker and fridge freezer. A large cupboard adds to the generous storage. The washing machine will also be included in the sale. Both bedrooms are good sized double rooms, each fitted with built in wardrobes. Of particular note is the wardrobe in bedroom one which extends into the eaves, making it surprisingly roomy. There is also a large storage cupboard in the hall.

The brand new bathroom is beautifully finished and equipped with a three piece white suite comprising bath with over-bath electric shower, wc and sink with vanity units. The walls are lined

with wet wall panels.

The property benefits from off street parking on a driveway leading to the substantial timber garage. The large rear garden is L shaped and predominately laid out in lawn, with a shed in one corner.

This property truly is in move in condition and would make an ideal buy to let, so an early viewing is recommended.





- Modernised and well presented first floor flat
- Residential area close to East Sands
- Lounge/Dining Room
- Brand New Kitchen
- 2 Double Bedrooms
- Brand New Bathroom
- Gas fired central heating
- Sealed unit double glazing
- Driveway
- Timber garage
- Excellent rental potential

INCLUDED

All carpets and floor coverings
Curtains and blinds
White goods
Most items of furniture are available by separate negotiation

SERVICES

Gas
Water
Electricity
Drainage

VIEWING

By Appointment Through Our St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND B

EPC RATING D

FLOOR AREA 63 sqm

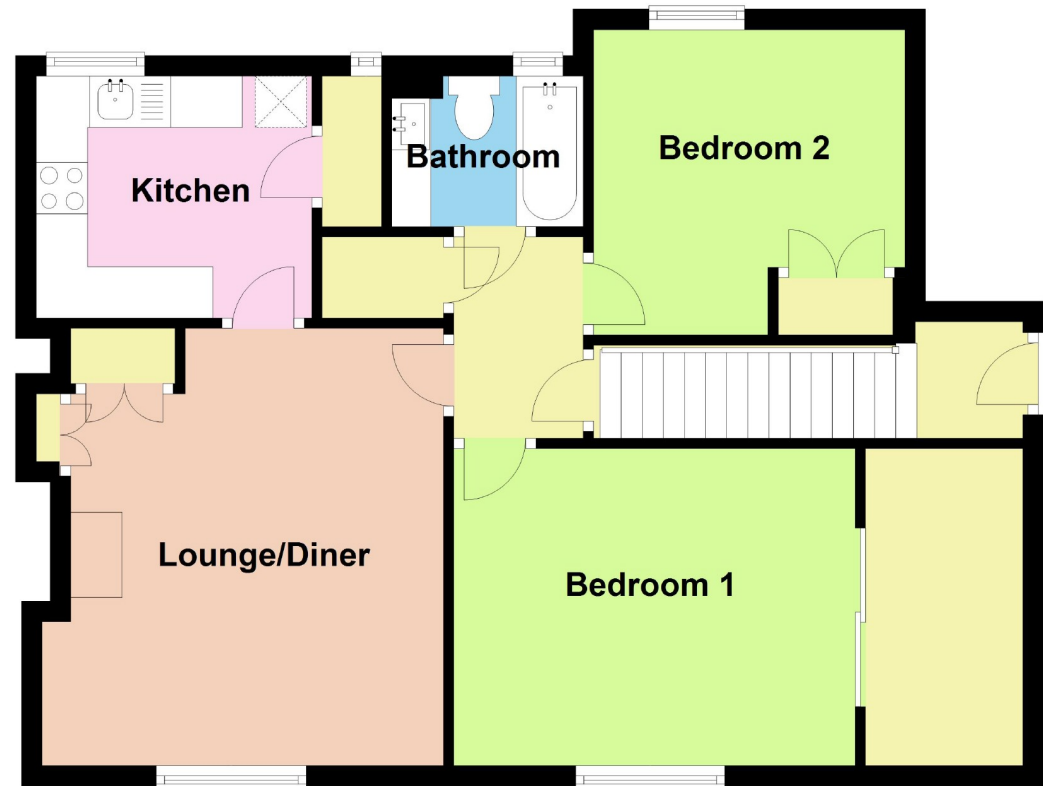


Room Sizes

Approximate measurements

Lounge	13'0" x 14'1"	3.96m x 4.28m
Kitchen	8'11" x 7'7"	2.72m x 2.32m
Bedroom 1	13'1" x 10'3"	3.98m x 3.13m
Bedroom 2	9'8" x 9'10"	2.95m x 3.00m
Bathroom	5'2" x 4'7"	1.58m x 1.39m

Demonstrative only



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