



22 Kinnessburn Road, St Andrews, KY16 8JA  
Fixed asking price £175,000

# 22 Kinnessburn Road St Andrews KY16 8JA

## FIXED ASKING PRICE

# £175,000

22 Kinnessburn Road is a very well presented first floor flat, superbly positioned for access to the town centre with its university, golf courses, shops, bars and restaurants. Whilst compact, very good use of space has been made.

It comes to the market in very good decorative order, and benefits from gas fired central heating backed up with sealed unit double glazing throughout. The front door is accessed via an external staircase towards the rear of the building, hidden from the main road, offering a high level of privacy.

The lounge is a bright room thanks to south and west facing windows. There is an electric fire, and built in shelves and cabinet. The L-shaped kitchen is well fitted with modern units and integrated oven and hob, and has space for a dining table and chairs. The freestanding fridge freezer and washing machine will be included in the sale.

The bedroom is to the front of the property, with a velux window bringing in natural light, and an east facing window offering a view along the Kinnessburn. The shower room is equipped as a wet room, with shower, wash hand basin and WC. It has fully tiled walls and benefits from a heated towel rail.

There is a private driveway to the side of the property, laid with stone chips, providing parking for one car.

The property is currently tenanted and achieves £775 pcm, making this an excellent buy-to-let opportunity. The current tenant has expressed a wish to stay until June 2019 and the property can be sold with the tenant in situ.







- First floor flat
- Very good condition
- Excellent position for access to town centre
- Lounge
- Kitchen
- Bedroom
- Shower room
- GCH, DG
- Private parking in driveway
- Excellent rental property

#### INCLUDED

All carpets and floor coverings  
Curtains and blinds  
White goods  
Furniture

#### SERVICES

Gas  
Water  
Electricity  
Drainage

#### VIEWING

By Appointment Through Our St Andrews Office  
Telephone: 01334 477700

#### COUNCIL TAX BAND A

EPC RATING D

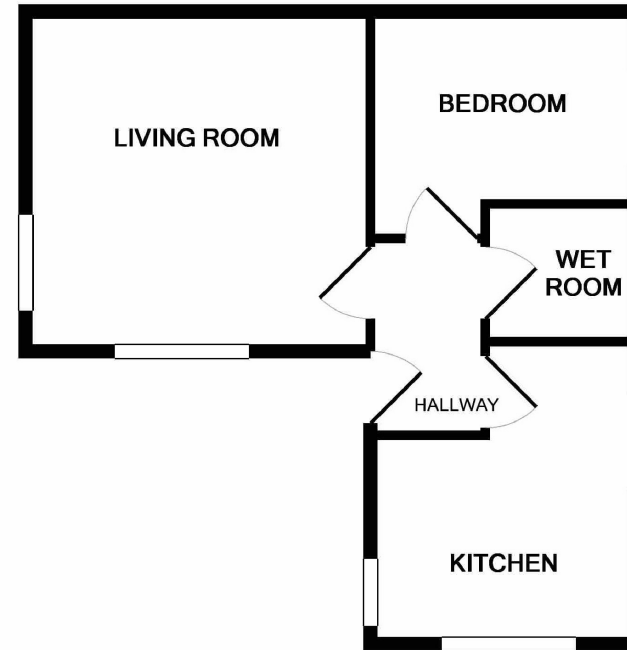
FLOOR AREA 34 sqm



## Room Sizes

*Approximate measurements*

Lounge	11'9" x 10'7"	3.57m x 3.23m
Kitchen	9'6" x 10'3"	2.90m x 3.13m
Bedroom	6'7" x 9'3"	2.01m x 2.83m
Shower Room	4'4" x 4'8"	1.31m x 1.43m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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