



**ROLLOS**

**22 QUEENS TERRACE**

**ST ANDREWS KY16 9QF**

- Spacious maisonette flat
- HMO licence for 4 persons
- Superb location close to town centre
- Quiet and away from main thoroughfare
- Large lounge/ dining room
- Kitchen
- Four bedrooms
- Cloakroom
- Shower room, Bathroom
- Gas fired central heating
- Sash and case windows
- South facing garden

22 Queens Terrace is a spacious maisonette flat on the ground and first floors of a beautiful and traditional building in a popular area of St Andrews, a stone's throw from the town centre and yet in a quiet position away from the main thoroughfare. The property is well presented and benefits from gas fired central heating. It has a current HMO licence for 4 persons and comes to the market with tenants in situ and currently achieves £2,300 per calendar month.

Entrance to the property is found down a short flight of stairs from street level and to the side of the building where a door opens to a vestibule and a further door to the hall. At ground floor level is the lounge/dining room, kitchen, WC, and bedroom one. The large lounge/ dining room features a fireplace and a corner window with views to the south. A door opens to the garden directly onto the decking which is an ideal seating area making the best of the south facing aspect. The kitchen is fitted with wall and floor units, integrated oven and hob and a freestanding fridge, washing machine and tumble drier which will be included in the sale. The cloakroom is found off the vestibule and is fitted with a w.c and wash hand basin. Bedroom one is a large room positioned to the front of the property and has dual aspect windows.

From the hall a grand stairway leads up to the first floor and at the halfway point there is a shower room fitted with a shower and wash hand basin. The first floor has the three further bedrooms and the bathroom. Two of the bedrooms are generously proportioned double rooms and the fourth bedroom is a good sized single. The bathroom is fitted with a bath, sink and w.c. There is an abundance of storage found in the property with two cupboards in the hall, one of which has a freestanding fridge and freezer, and a further cupboard on the landing.

To the rear of the property is a two tiered garden south facing garden. The area directly next to the house has been fitted with decking to provide an excellent seating area. A path leads to the lower level which is laid to lawn next to a stone chipped area, all surrounded by mature hedges and shrubbery.





## ROOM SIZES

Lounge/ Dining Room	5.33m x 3.93m (17'6" x 12'11")
Kitchen	3.33m x 1.83m (10'11" x 6'0")
Bedroom 1	5.37m x 2.92m (17'7" x 9'7")
Cloakroom	1.41m x 1.01m (4'8" x 3'4")
Shower Room	1.50m x 0.98m (4'11" x 3'3")
Bedroom 2	3.98m x 2.79m (13'1" x 9'2")
Bedroom 3	3.99m x 3.26m (13'1" x 10'8")
Bedroom 4	2.42m x 3.08m (7'11" x 10'1")
Bathroom	1.53m x 2.71m (5'0" x 8'11")







## INCLUDED

All carpets and floor coverings  
Curtains and blinds  
White goods in the kitchen  
Freestanding fridge & freezer in hall cupboard  
Furniture as seen (excluding all furniture in ground floor bedroom)

## SERVICES

Gas  
Water  
Electricity  
Drainage

## VIEWING

By Appointment Through Our St Andrews Office Telephone  
01334 477700

## COUNCIL TAX BAND F

## EPC RATING E

## FLOOR AREA 120sq m

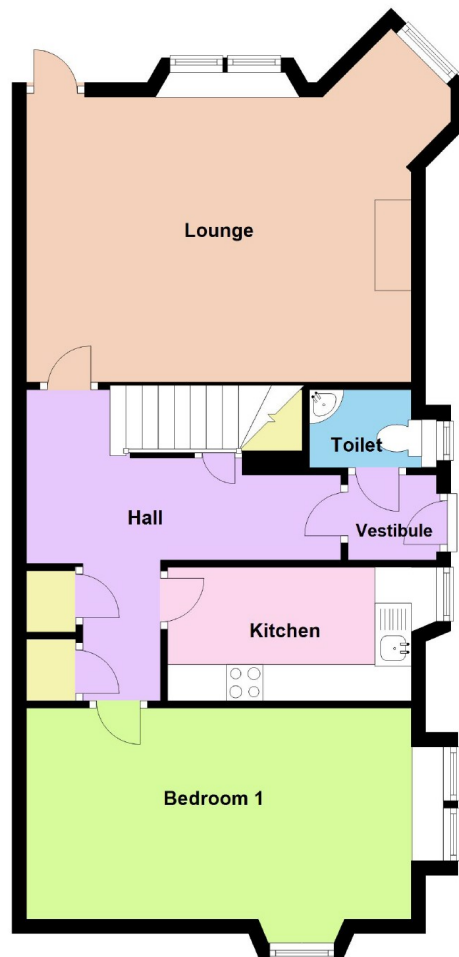




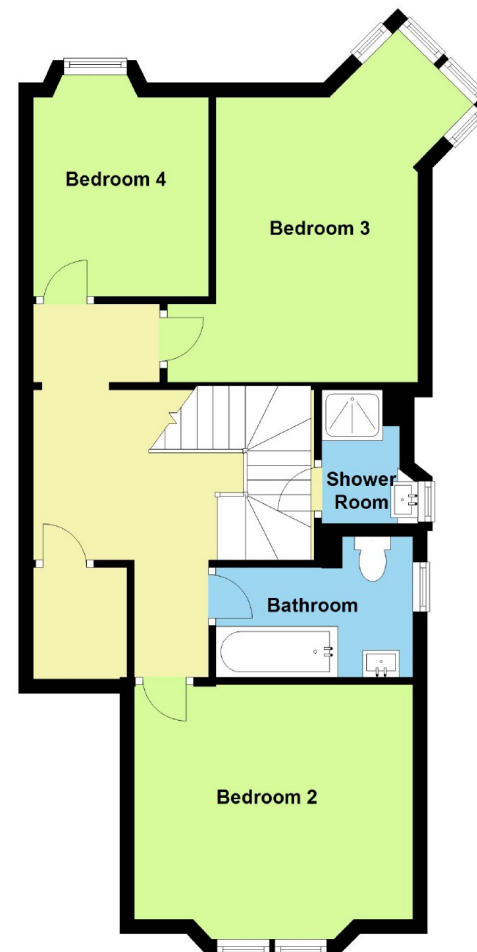




**Lower Floor, demonstrative only**



**Upper Floor, demonstrative only**



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