



**ROLLOS**

**FLAT 3, CRAWFORD HOUSE, 132 NORTH STREET**

**ST ANDREWS KY16 9AF**

- Spacious second floor flat
  - Excellent location in centre of St Andrews
  - Hall
- Living area
  - Four bedrooms
  - Kitchen, Bathroom
- Gas fired central heating
  - Secondary double glazing
  - Garden, Car parking space

\*\*NOW £15,000 BELOW HOME REPORT VALUE\*\*

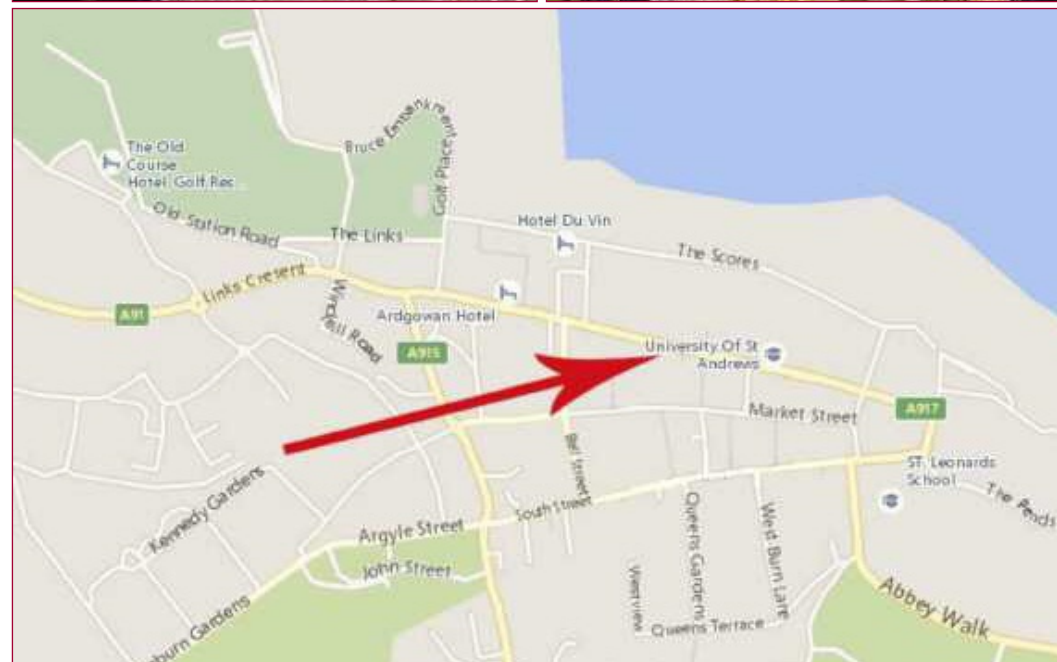
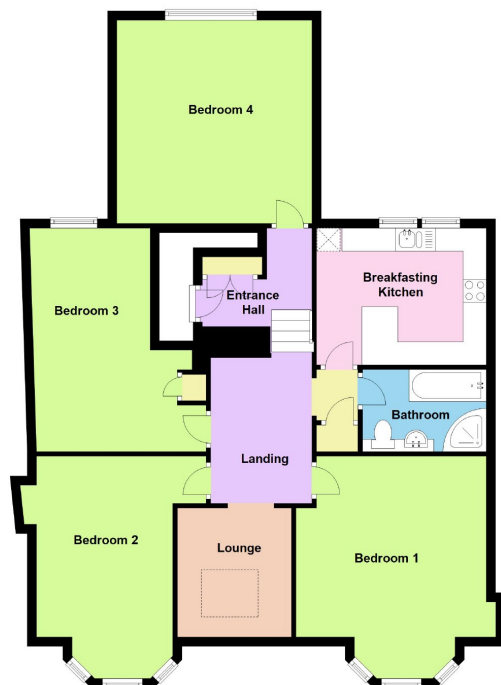
Flat 3, Crawford House is situated in a superb location in North Street in the centre of St Andrews. It is a short stroll to all town centre amenities including shops, restaurants and of course the world famous golf courses. It is also nearby to both the historic Cathedral and the Castle, the harbour, beaches and university buildings. The flat is accessed from North Street through a stone archway, where the front door opens to a shared staircase leading to the first floor giving access to the property. Through a hardwood front door a further staircase leads into the landing of the property, this is a spacious landing giving access to all the second floor accommodation and has a cupboard providing storage. The flat is presented in good decorative order and benefits from gas fired central heating backed up with secondary double glazing. The property is well proportioned and the accommodation comprises kitchen, living area, four double bedrooms and a bathroom. All the bedrooms are good sized double bedrooms. Bedrooms 1 and 2 are situated to the rear of the property and are both south facing. Bedroom 2 benefits from built in wardrobes and bookshelves. Bedrooms 3 and 4 are both to the front of the property and have large bright windows overlooking North Street. Bedroom 4 benefits from fitted wardrobes, a large bay window with window seat and built in desk. The bathroom is fully tiled and well fitted with a white suite comprising bath, separate corner shower, w.c, and sink. There are fitted cupboards around the sink and there is a mirror with spotlights above. The kitchen is to the rear of the flat with a south facing window and is fitted with floor and wall units, oven with gas hob, washing machine, dishwasher and fridge freezer which will all be included in the sale. There is a breakfast bar which would seat up to 3 people. To the rear is one allocated parking space and beyond this is the garden which is south facing. It is paved for ease of maintenance with shrubs and a wall surrounding it, and offers a high degree of privacy from other nearby buildings. The garden area is divided between the owners of Crawford House. The property has flexible accommodation and one of the bedrooms could be used as a sitting room if preferred. It has been successfully let for a number of years and has a HMO licence for 4 people. The current tenancy is due to run until 5th July 2018 and achieves a rental figure of £1940 another lease has been drawn up from 6th July 2018 at a rental figure of £2050 per month and so this would make an ideal investment opportunity.

ROOM SIZES		INCLUDED	VIEWING
Kitchen	3.69m x 2.95m (12'1" x 9'8")	All carpets and floor coverings	By Appointment Through Our St Andrews Office
Living area	2.48m x 2.47m (8'2" x 8'1")	Curtains and blinds	Telephone
Bedroom 1	4.20m x 4.40m (13'9" x 14'5")	All furniture as seen is included in the sale	01334 477700
Bedroom 2	3.20m x 3.82m (10'6" x 12'6")	White goods	COUNCIL TAX BAND F
Bedroom 3	5.02m x 3.26m (16'6" x 10'8")	SERVICES	EPC RATING D
Bedroom 4	4.3m x 4.97m (14'1" x 16'4")		FLOOR AREA 91sq m
Bathroom	1.78m x 2.66m (5'10" x 8'9")		
		Gas	
		Water	
		Electricity	
		Drainage	





Demonstrative only, not to scale



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Prospective purchasers/tenants should note that unless their interest in the property is intimated to the subscribers following inspection, the subscribers cannot guarantee that notice of a closing date will be advised and consequently the property may be sold/let without notice. The subscribers are not bound to accept the highest/any offer.

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