



21b Melbourne Place, St Andrews, KY16 9EY
Offers over £150,000

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OFFERS OVER

£150,000

21b Melbourne Place is a modernised ground floor studio apartment in central St Andrews. The property has been fully renovated and comes to the market in walk-in condition. It is extremely well located for all local amenities including St Andrews town centre with its shops, bars, restaurants, University, beaches and golf courses. It benefits from modern electric heating backed up with sealed unit double glazing. Access to the property is via shared external steps from Melbourne Place where there is a private front door opening to the hall, which leads to the modern open-plan living/dining/kitchen and bedroom with solid wood flooring.

It is beautifully presented with brand new fitted kitchen in white high gloss with solid oak worktops. The kitchen comes equipped with integrated electric oven, hob, cooker hood and fridge with freezer compartment. The freestanding washing machine will also be included.

The modern shower room is fitted with a quadrant shower cubicle with electric shower, wc and sink. The back door opens to the rear courtyard garden which is laid to patio and well positioned to enjoy the evening summer sun. There is access from the rear garden to Melbourne Place via the side gate onto the lane.

To the front of the property is a privately owned courtyard garden, with space for table and chairs.





- Lower Ground Floor Studio Apartment
- Freshly Refurbished
- Immaculate Condition
- Main room comprising; kitchen, dining, living and sleeping area
- Shower room
- Electric Heating
- Double Glazing
- Private courtyard garden to front

INCLUDED

Integrated oven, hob and hood
Integrated fridge
Washing machine

SERVICES

Water
Electricity
Drainage

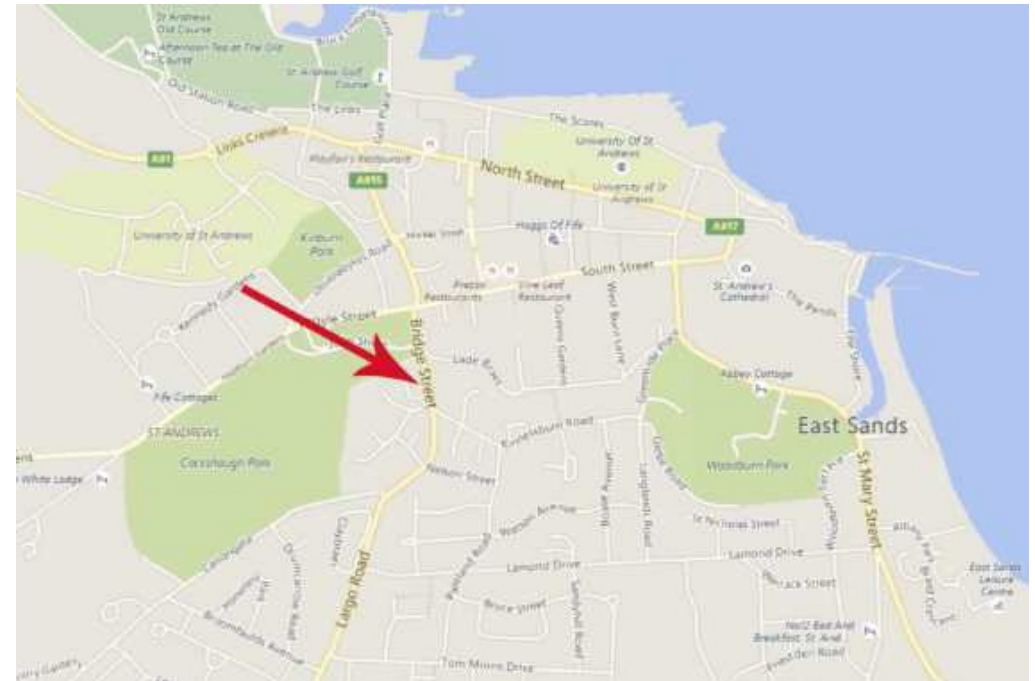
VIEWING

By Appointment Through Our St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND TBC

EPC RATING D

FLOOR AREA 20 sqm

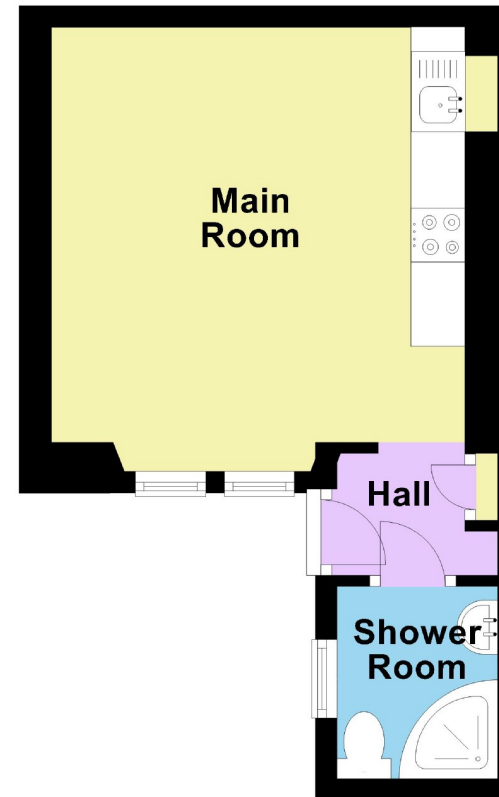


Room Sizes

Approximate measurements

Main Room	12'8" x 12'7"	3.86m x 3.83m
Shower Room	4'8" x 6'0"	1.43m x 1.83m

Demonstrative only



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CUPAR

67 Crossgate, Cupar,
Fife KY15 5AS
T: 01334 654081
E: cupar@rollos.co.uk

AUCHTERMUCHTY

36 Cupar Road, Auchtermuchty,
Fife KY14 7DD
T: 01337 828775
E: auchtermuchty@rollos.co.uk

ST ANDREWS

6 Bell Street, St Andrews,
Fife KY16 9UX
T: 01334 477700
E: standrews@rollos.co.uk

ST ANDREWS

114 South Street, St Andrews,
Fife KY16 9QD
T: 01334 477774
E: propertyletting@rollos.co.uk

GLENROTHES

North House, North Street,
Glenrothes, Fife KY7 5NA
T: 01592 759414
E: glenrothes@rollos.co.uk

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