



17 Southfield, St Andrews, KY16 8AF  
Offers over £365,000



# 17 Southfield St Andrews KY16 8AF

**OFFERS OVER**  
**£365,000**

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This superb modern ground floor apartment is located in a prime position within an easy walk of the town centre of St Andrews with its University, golf courses, beaches, shops, bars and restaurants. Number 17 comes to the market in excellent decorative order and benefits from gas fired central heating backed up with sealed unit double glazing throughout. It is part of a purpose built block of privately owned apartments and yet enjoys privacy of its own front door.

The property has been successfully let for a number of years and has an HMO licence for three persons making this an ideal buy to let opportunity. The current rental achieved is £1800 per calendar month and the tenants have expressed a desire to stay until the end of this academic year (31st May 2019).

The apartment is well proportioned, with spacious accommodation. The open plan lounge/dining room and kitchen has large south facing windows bringing in masses of natural light. The kitchen is well fitted with wall and floor units, integrated fridge freezer, integrated oven and hob, counter top microwave and the free standing washing machine and dishwasher will also be included.

All three bedrooms are good sized doubles, fitted with built in wardrobes with mirror fronted sliding doors. Bedroom one also benefits from an en suite shower room equipped with shower cubicle, wc

and sink.

A second shower room found off the hall and is equipped with a wc, sink, shower cubicle, heated towel rail. There is tiling to the floor and wet wall panels to all walls.

Southfield has its own private car park with an assigned space dedicated to each property.







- Excellent ground floor apartment
- Superb location
- Very close to town centre
- HMO licence for three persons
- Open plan lounge, dining, kitchen
- Three double bedrooms
- Shower room
- En suite shower room
- Gas fired central heating
- Sealed unit double glazing
- Private parking space

#### **INCLUDED**

All carpets and floor coverings  
Curtains and blinds  
White goods in the kitchen  
Furniture as seen

#### **SERVICES**

Gas  
Water  
Electricity  
Drainage

#### **VIEWING**

By Appointment Through Our St Andrews Office  
Telephone: 01334 477700

#### **COUNCIL TAX BAND F**

**EPC RATING C**

**FLOOR AREA 96 sqm**

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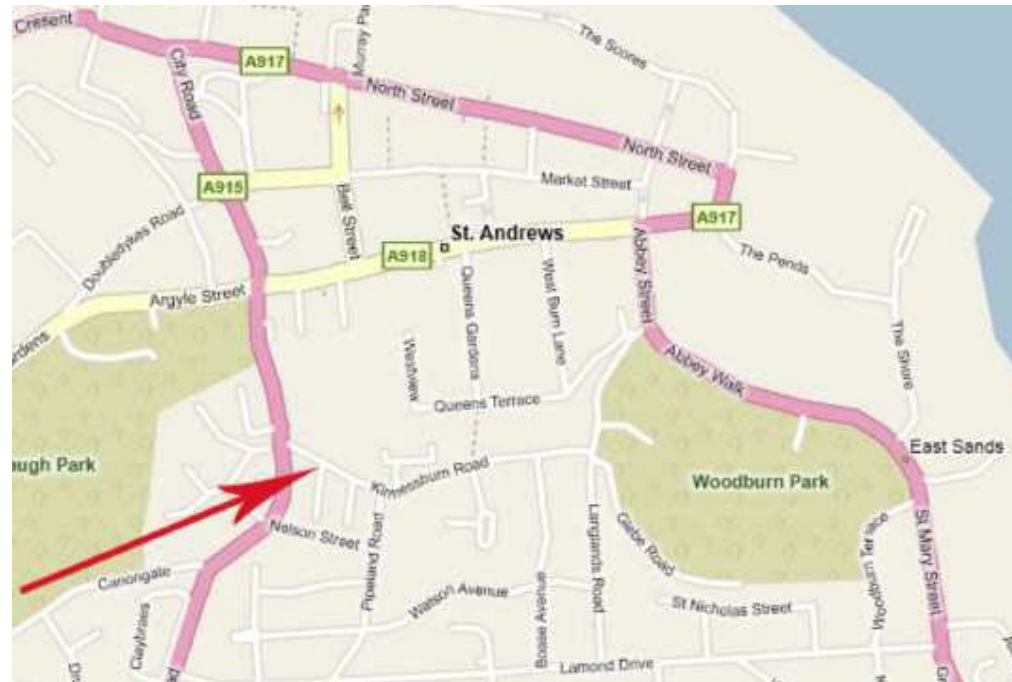
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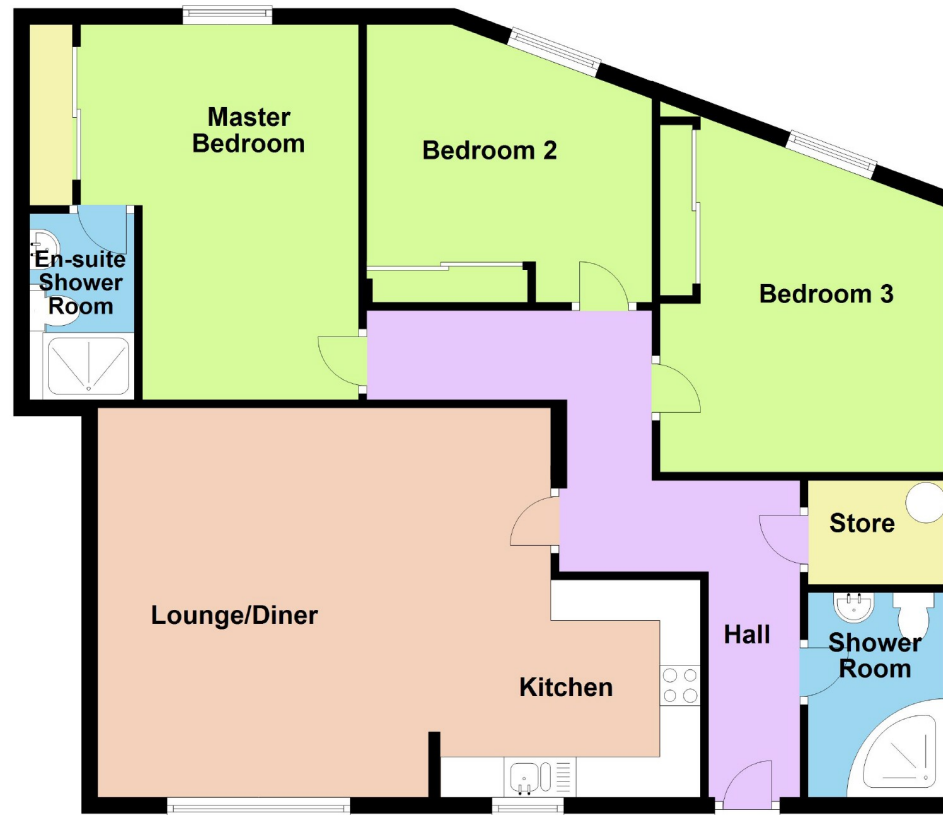
# Room Sizes

Approximate measurements

Kitchen area	10'5" x 6'7"	3.18m x 2.01m
Lounge area	18'5" x 16'1"	5.62m x 4.91m
Bedroom 1	12'2" x 14'4"	3.72m x 4.36m
En suite	4'2" x 7'5"	1.26m x 2.26m
Bedroom 2	10'7" x 9'7"	3.22m x 2.93m
Bedroom 3	11'6" x 7'10"	3.51m x 2.39m
Shower room	8'3" x 5'6"	2.51m x 1.68m



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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