



33 North Street, St Andrews, KY16 9PW

Offers over £160,000

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OFFERS OVER
£160,000

33 North Street is a modernised ground floor studio apartment within a traditional stone-built property. It has been fully renovated and comes to the market in immaculate decorative order. It is in a highly desirable position in the centre of St Andrews, well positioned for all local amenities including shops, bars, restaurants, golf courses and is within a close walk of east sands, the Castle, Cathedral, harbour and many University buildings.

The property benefits from modern electric heating and large sash and case window with secondary double glazing. The front door opens from North Street into a vestibule with a double glazed inner door leading to the main room. This is a beautifully presented and modern open plan kitchen/dining/living room/bedroom with oak effect laminate flooring. The large sash and case window fronts to the south bringing in streams of natural light. The kitchen has been fitted with white high gloss units, solid oak worktop, integrated electric oven and hob, integrated fridge with freezer compartment and integrated washing machine.

The modern shower room is well fitted with shower cubicle with electric shower, sink and wc with storage cupboard above. The walls are fully tiled and it has contemporary vinyl flooring. The property is in truly walk-in condition and

would be ideal for a holiday home or holiday rental investment or for student accommodation. An early viewing is recommended. It is anticipated that the property could achieve a rental income of approximately £850 per month and so this would make an ideal investment opportunity.





- Ground floor studio apartment
- Fully modernised
- Central St Andrews
- Immaculate condition
- Main room comprising kitchen/dining & sleeping area
- Shower room
- Modern electric heating
- Secondary double glazing

INCLUDED

Integrated appliances
Floor coverings

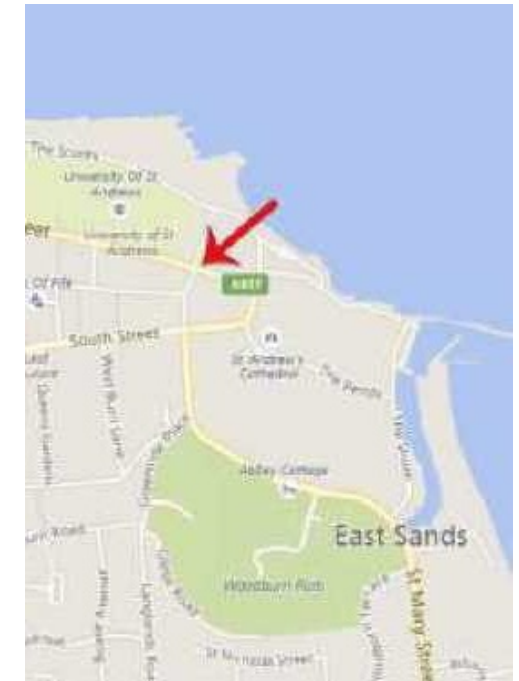
SERVICES

Water
Electricity
Drainage

VIEWING

By Appointment Through Our St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND TBC
EPC RATING C
FLOOR AREA 21 sqm

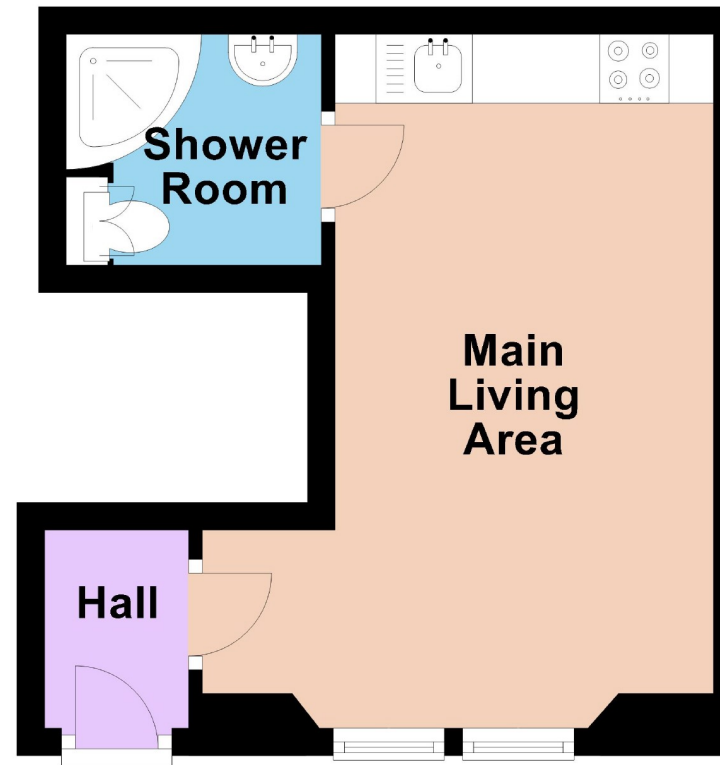


Room Sizes

Approximate measurements

Main room	10'5" x 16'5"	3.18m x 5.00m
Shower room	5'4" x 5'5"	1.62m x 1.66m

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

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

GLENROTHES

North House, North Street,
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T: 01592 759414
E: glenrothes@rollos.co.uk

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