



40 Winram Place, St. Andrews, KY16 8XH

Offers Over £235,000







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**OFFERS OVER**  
**£235,000**

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40 Winram Place is a well-presented, mid-terraced villa situated within a popular residential area close to good local amenities whilst the historic centre is within a short travelling distance. The property benefits from private gardens and off street parking via a garage.

The accommodation is formed over two levels comprising on the ground floor: entrance porch, lounge and kitchen. The lounge overlooks the front garden, has space for dining and has a door to the kitchen. The kitchen has space for freestanding appliances and floor and wall mounted units with complementary work surfaces. From here, a door connects to the rear garden. Stairs from the lounge leads to the first floor accommodation comprising: two double bedrooms with built-in storage and bathroom. The bathroom suite consists of WC, wash hand basin and bath with shower over.

The property benefits from gas-fired central heating and double glazing.

Externally, there is a small private garden area to

the front. To the rear is an enclosed garden with patio seating area, decorative low maintenance chips, various plants and shrubberies. A gate from the garden provides access to a row of four garages. The garage belonging to this property is positioned second from the right in the row.

Rollos highly recommend an early inspection to appreciate the location and accommodation on offer.





- Mid-terraced villa
- Lounge
- Kitchen
- Two double bedrooms
- Bathroom
- GFCH & DG
- Gardens to front & rear
- Garage

## INCLUDED

All fitted carpets and fitted floor coverings will be included in the marketing price.

## SERVICES

Mains water, drainage, gas and electricity are connected to the property.

## VIEWING

By appointment through our Rollos St Andrews Office  
Telephone: 01334 477700

**COUNCIL TAX BAND D**

**EPC RATING: C**

**FLOOR AREA: 753.47 SQ FT**













## Room Sizes

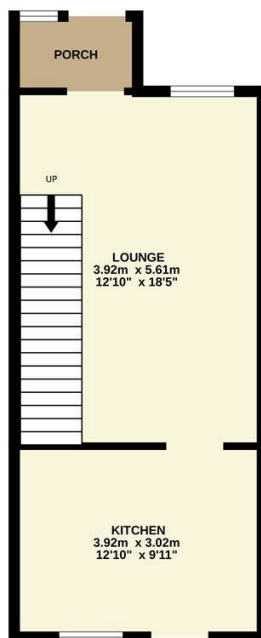
*Approximate measurements*

Lounge	12'10" x 18'4"
Kitchen	12'10" x 9'10"
Bedroom	10'3" x 9'10"
Bedroom	9'6" x 10'0"
Bathroom	5'10" x 8'3"

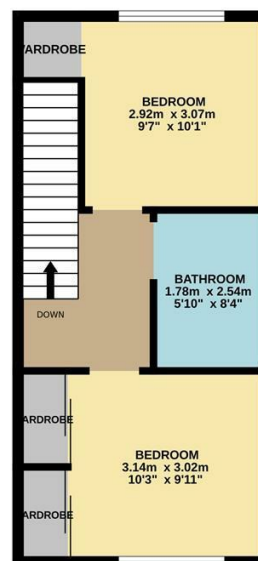




GROUND FLOOR  
36.2 sq.m. (389 sq.ft.) approx.



1ST FLOOR  
33.8 sq.m. (364 sq.ft.) approx.



TOTAL FLOOR AREA: 70.0 sq.m. (753 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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without any obligation.

Contact our Property Department  
at any of our offices.

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