



85F Market Street, St. Andrews, KY16 9NX

Offers Over £650,000



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Rollos are delighted to offer to the market this immaculately presented, top-floor apartment in a Conservation area in the heart of St Andrews' historic centre, complete with a private parking bay accessed through a gated entrance. Ideally located for the town centre's excellent range of shops, restaurants, leisure facilities and university, the property is also just a short walk from the Old Course.

Forming part of the former Cross Keys Hotel, a historic C-listed building, the property is accessed via a security entry phone system into a well-maintained communal reception area. The accommodation comprises: an entrance vestibule, main reception hall with striking exposed original beams and a vaulted ceiling, walk-in cupboard, lounge, dining kitchen, three bedrooms, bathroom and shower room. The bright, spacious lounge overlooks the Whyte-Melville Memorial Fountain on Market Street and offers room for dining if desired. The modern dining kitchen includes an integrated hob, oven, microwave, dishwasher and fridge freezer along with floor and wall-mounted units with Corian work surfaces

and a walk-in utility cupboard. All three bedrooms are doubles, with two enjoying views over Market Street. The bathroom also features a vaulted ceiling with original beams and includes a WC, wash hand basin and bath with electric shower over. The modern shower room comprises a WC, wash hand basin with vanity unit below and a shower cubicle with rainfall shower.

The property benefits from gas-fired central heating and a security entry phone system.

Some furniture and contents may be available by separate negotiation.

Rollos highly recommend early viewing to fully appreciate the location, condition and accommodation on offer.





- C Listed second floor apartment
- In a Conservation area
- Lounge
- Kitchen
- Three bedrooms
- Bathroom & Shower room
- GFCH & Security phone entry system
- Private parking bay

INCLUDED

All fitted carpets, fitted floor coverings and integrated appliances in the kitchen will be included in the marketing price. Some furniture and contents may be available by separate negotiation.

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 F

EPC RATING: C

FLOOR AREA: 1130.20 SQ FT







Room Sizes

Approximate measurements

Lounge	20'5" x 15'1"
Kitchen	10'9" x 12'0"
Bedroom	9'8" x 15'5"
Bedroom	9'10" x 12'2"
Bedroom	8'7" x 11'6"
Bathroom	7'3" x 9'0"
Shower Room	7'3" x 4'5"



GROUND FLOOR



Where every effort has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other parts 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 plan is not intended to be used as a basis for any legal proceedings and no guarantee is made with respect to its accuracy.



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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.

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