



8 Whitehill Terrace, St. Andrews, KY16 8RN

Offers Over £445,000



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OFFERS OVER
£445,000

8 Whitehill Terrace is a well-presented, first floor duplex apartment conveniently placed for access to the historic centre of St Andrews, which offers world class facilities including shops, restaurants, golf and university facilities. The flat has an HMO licence for four people and has a private garden area to the rear.

The accommodation is formed over two levels comprising on the first floor: entrance hallway with two useful built-in cupboards, lounge, kitchen, two bedrooms and shower room. The lounge has a dining recess, feature fireplace and door through to the kitchen. The kitchen has freestanding white goods that may be left as part of the sale** (cooker, fridge, freezer, dishwasher and washing machine) and floor and wall mounted units whilst a door connects to the veranda access point. The master bedroom has a large bay window formation, fireplace feature and built-in cupboard. The second double bedroom has storage provided via a built-in cupboard. The shower room suite consists of WC, wash hand basin and shower enclosure with wet wall surround. The top floor accommodation

comprises: two double bedrooms with built-in storage, box room and shower room. Both bedrooms enjoy pleasant views. The box room could be used as a small study or store. The shower room suite consists of WC, wash hand basin and shower cubicle.

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

Externally there is a private garden to the rear with a patio seating area.

**No guarantees will be provided for the white goods should they be left.

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





- First-floor duplex apartment
- Lounge
- Kitchen
- Four bedrooms
- Box room
- Two shower rooms
- Gas-fired central heating
- Double glazing
- Private garden to rear
- HMO Licence for four people

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 E

EPC RATING: D

FLOOR AREA: 1184.03 SQ FT







Room Sizes

Approximate measurements

Lounge	12'2" x 15'11"
Kitchen	7'0" x 11'11"
Bedroom	14'1" x 13'0"
Bedroom	9'0" x 13'0"
Shower Room	3'8" x 7'8"
Bedroom	12'7" x 9'9"
Bedroom	12'6" x 9'6"
Box Room	7'2" x 7'3"
Shower Room	5'5" x 7'5"



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Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1229446)



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We are pleased to offer a **free valuation and quotation** without any obligation.

Contact our Property Department at any of our offices.