ROLLOS

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6 Ellice Place, St Andrews, KY16 9HU

Offers Over £385,000



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St Andrews
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6 Ellice Place is a traditional, C Listed, ground floor apartment with a separate annexe offering potential for development in a Conservation area in central St Andrews. With its own entrance, the annexe could be converted into additional accommodation, subject to the necessary planning consents. The property is conveniently located for all local amenities, with the Old Course and university just a short walk away.

The main apartment comprises: an entrance hall, living room, kitchen, two bedrooms and a shower room. The living room provides space for dining and leads to the kitchen and inner hall. The kitchen is fitted with an integrated hob and oven, space for freestanding appliances and wall and floor mounted units with complementary work surfaces. The inner hall includes a built-in cupboard and gives access to both bedrooms, which also benefit from built-in storage. The modern shower room has a WC, wash basin with vanity unit below and shower enclosure with attractive wet wall surround.

The property benefits from electric heating.

Externally, a pathway leads to the annexe and a small rear courtyard garden area with two stores. The annexe comprises an entrance hall with a built-in cupboard, a room and a separate WC / cloakroom.

Rollos highly recommends an early viewing to appreciate the accommodation and development potential on offer.







- C Listed ground floor apartment
- Situated in a Conservation area
- Living room
- Kitchen
- Two bedrooms
- Shower room
- Electric heating
- Small rear garden area
- Two external stores
- Separate annexe with room & separate WC

INCLUDED

All fitted carpets, fitted floor coverings and integrated appliances in the kitchen will be included in the marketing price.

SERVICES

Mains water, drainage 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: E
FLOOR AREA: 753.47 SQ FT

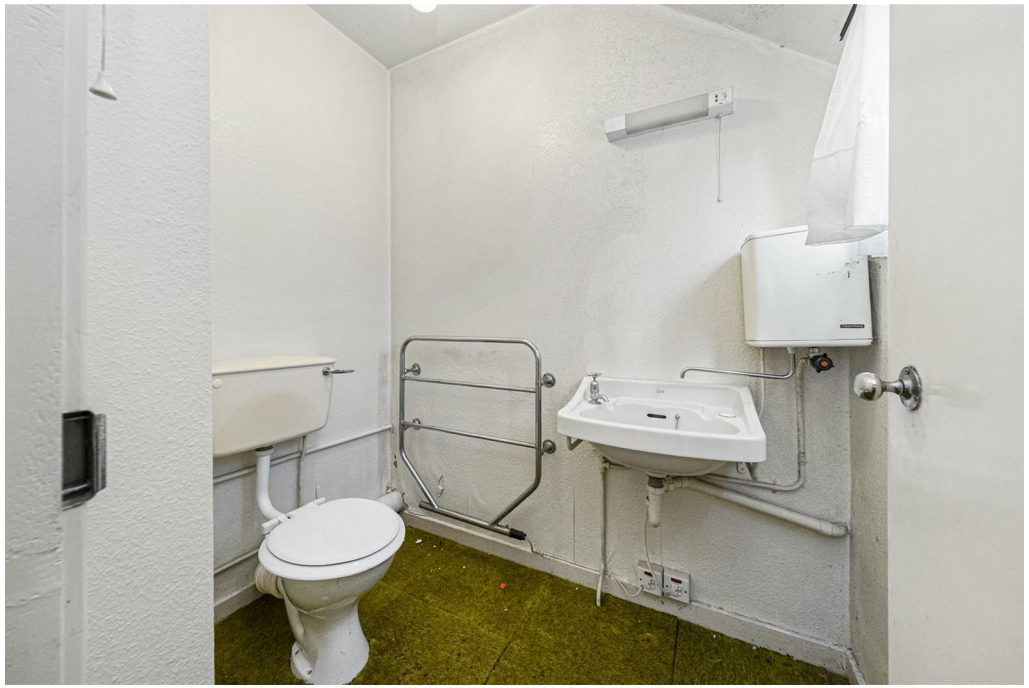














Room Sizes

Approximate measurements

Living Room	13'6" x 13'8"
Kitchen	7'1" x 13'8"
Bedroom	10'10" x 13'6"
Bedroom	6'1" x 12'2"
Shower Room	6'2" x 8'7"
Annexe Room	6'5" x 13'10"
Annexe WC	6'6" x 3'6"





GROUND FLOOR



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 mis-statement. 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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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.

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