ROLLOS

OFFICES THROUGHOUT FIFE
Cupar | St Andrews | Glenrothes



15 Drumcarrow Road, St. Andrews, KY16 8SE

Offers Over £450,000



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St. Andrews
KY16 8SE

OFFERS OVER

£450,000

15 Drumcarrow Road is an impressive, extended, semi-detached villa in a sought after residential area offering spacious accommodation. A driveway provides off-street parking for several vehicles and leads to a detached timber garage. Nearby amenities include Canongate Primary School, Botanic Gardens, St Andrews Hospital and various supermarkets. St Andrews' historic centre, with its world class amenities including restaurants, golf and university facilities is only a short journey away.

The bright accommodation is arranged over two levels. The ground floor comprises: an entrance vestibule leading to the main reception hall, lounge, dining room, kitchen, two double bedrooms, bathroom and cloakroom / WC. Overlooking the front garden, the generous lounge has a feature fireplace and offers space to dine. From here, a door leads to the dining room, which could also serve as an additional sitting room. The kitchen includes an integrated hob and oven, space for freestanding appliances and floor and wall mounted units with complementary work surfaces. Both double bedrooms have built-in wardrobes. The modern bathroom is fitted with a WC, wash hand basin, separate shower enclosure and bath. On the upper level, there are two further double bedrooms overlooking the rear garden. One bedroom has access, through a low level door, to a room with power, lighting and heating that could be used as a study. The other bedroom has built-in wardrobes.

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

The front garden is laid to lawn with a variety of conifers. A driveway to the side leads to the detached timber garage. The enclosed rear garden features a covered seating area, large lawn and established trees.

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







- Extended semi-detached villa
- Lounge
- Dining room
- Kitchen
- Four double bedrooms
- Bathroom & W.C.
- GFCH & DG
- Garden to front, side & rear
- Driveway
- Garage

INCLUDED

All fitted carpets, fitted floor coverings and integrated appliances in the kitchen are 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: C
FLOOR AREA: 1399.31 SQ FT

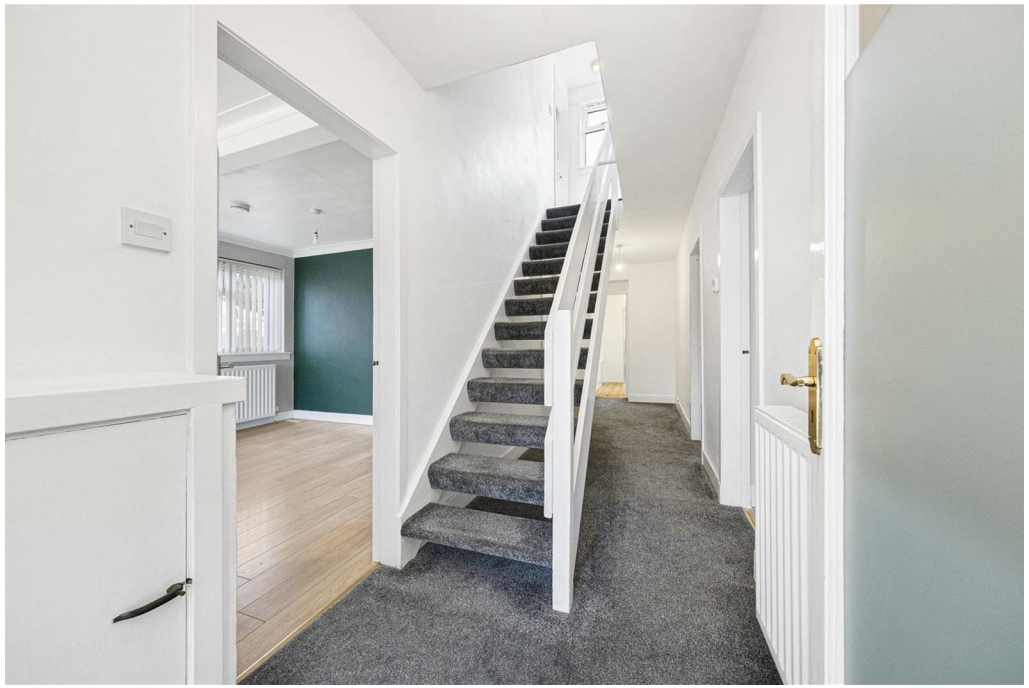














Room Sizes

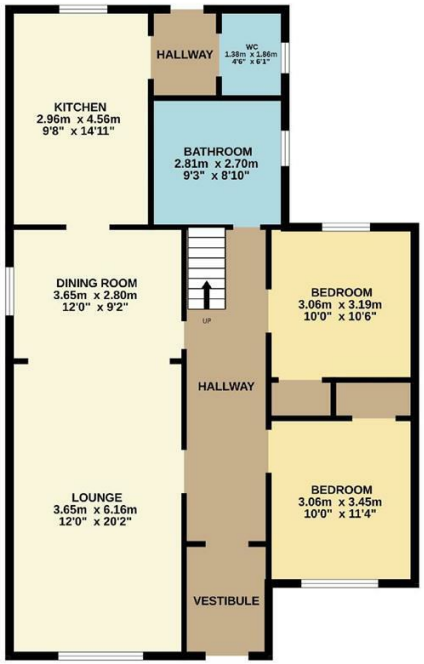
Approximate measurements

Lounge	11'11" x 20'2"
Dining Room	11'11" x 9'2"
Kitchen	9'8" x 14'11"
Bedroom	10'0" x 11'3"
Bedroom	10'0" x 10'5"
Bedroom	11'11" x 13'1"
Bedroom	10'0" x 13'1"
Bathroom	9'2" x 8'10"
W.C.	4'6" x 6'1"





GROUND FLOOR



1ST 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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