



52 Boase Avenue, St. Andrews, KY16 8BX

Offers Over £225,000

TIMES SQ
42ND GRAND CENTRAL
EMPIRE STATE
WALL ST
BROADWAY
5TH AVENUE
BROOKLYN BRIDGE



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St. Andrews
KY16 8BX

OFFERS OVER
£225,000

Rollos are pleased to offer to the market this well-presented, first floor apartment situated in a popular residential area and benefitting from off street parking via driveway for up to two cars. The property is conveniently placed within walking distance of St Andrews' historic centre enjoying world class facilities including university, golfing, shops, bars and restaurants.

The well-proportioned accommodation comprises: entrance hall with stairs that rise to the main hallway, lounge, kitchen, two double bedrooms and shower room. The bright lounge has a front aspect, recess alcove and space for dining. The kitchen also has space for a small dining table, integrated hob and oven, space for freestanding appliances and floor and wall mounted units with complimentary work surfaces. Both bedrooms are doubles and benefit from built-in storage. The modern shower room suite consists of a WC, wash hand basin and shower cubicle with attractive wet walling.

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

Externally, there is a chipped driveway to the side of the property. To the rear is a private garden, which is predominantly laid to lawn with a drying area.

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





- First floor apartment
- Lounge
- Kitchen
- Two bedrooms
- Shower room
- GFCH & DG
- Garden to rear
- Driveway

INCLUDED

All fitted carpets, fitted floor coverings, integrated kitchen appliances 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 B

EPC RATING: C

FLOOR AREA: 635.10 SQ FT







Room Sizes

Approximate measurements

| | |
|-------------|---------------|
| Lounge | 13'0" x 14'0" |
| Kitchen | 12'7" x 7'8" |
| Bedroom | 14'6" x 8'10" |
| Bedroom | 10'11" x 8'7" |
| Shower Room | 4'9" x 6'5" |



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

Contact our Property Department
at any of our offices.