



7 Prospect Row, St Andrews, KY16 8NT

Offers Over £375,000



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OFFERS OVER
£375,000

7 Prospect Row is a charming, end-terraced villa set in a pleasant position at the end of a row of similar properties in St Andrews' popular Mount Melville area. It enjoys views across Craigtoun Golf Course towards the sea and benefits from adjacent off-street parking for two cars. St Andrews town centre is a short journey away, offering world class restaurants, shops, golf and university facilities. Craigtoun Park is also located nearby and there is a woodland walk into St Andrews.

Formed over two levels, the ground floor accommodation comprises: an entrance vestibule, reception hall, living room, kitchen, bedroom and WC / cloakroom. The living room has space for dining and overlooks the rear garden. The modern kitchen features an integrated hob and oven, space for freestanding appliances, gloss finish floor and wall units, complementary work surfaces and a pantry cupboard. The double bedroom overlooks the front garden and surrounding countryside. On the upper level, there are two bedrooms with built-in storage and a bathroom. The bright, master bedroom has a

dual aspect with beautiful views across Craigtoun Golf Course towards the Eden Estuary and the sea. The bathroom includes a WC, wash hand basin and bath with a shower over.

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

Outside, the front garden is laid to lawn, with off-street parking on the adjacent chipped driveway. The rear garden is also laid to lawn and enjoys views across the neighbouring countryside.

Rollos recommends an early viewing to fully appreciate the accommodation and location on offer.





- Charming end-terraced villa
- Living room with space to dine
- Modern kitchen
- Three bedrooms
- Bathroom & WC / Cloakroom
- GFCH & DG
- Gardens to front & rear
- Adjacent chipped driveway parking for two cars

INCLUDED

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

SERVICES

Mains water, drainages, gas and electricity are connected to the property.

VIEWING

By appointment through our Rollos St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND C

EPC RATING: D

FLOOR AREA: 979.52 SQ FT







Room Sizes

Approximate measurements

Living Room	16'2" x 11'10"
Kitchen	11'7" x 6'11"
Bedroom	11'8" x 9'1"
W.C.	5'6" x 5'2"
Bedroom	12'1" x 10'10"
Bedroom	12'0" x 9'7"
Bathroom	8'6" x 5'2"



GROUND FLOOR
46.7 sq.m. approx.



1ST FLOOR
35.3 sq.m. approx.



TOTAL FLOOR AREA: 82.0 sq.m. approx.

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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WWW.ROLLOS.CO.UK

24 hour answering service at all our offices

CUPAR

67 Crossgate, Cupar,
Fife KY15 5AS
T: 01334 654081
E: cupar@rollos.co.uk

ST ANDREWS

6 Bell Street, St Andrews,
Fife KY16 9UX
T: 01334 477700
E: standrews@rollos.co.uk

ST ANDREWS

114 South Street, St Andrews,
Fife KY16 9QD
T: 01334 477774
E: propertyletting@rollos.co.uk

GLENROTHES

North House, North Street,
Glenrothes, Fife KY7 5NA
T: 01592 759414
E: glenrothes@rollos.co.uk

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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.

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