



11 Sloan Street, St. Andrews, KY16 8AW

Offers Over £285,000



11 Sloan Street
St. Andrews
KY16 8AW

OFFERS OVER
£285,000

Rollos are delighted to present to the market this semi detached villa in a sought after residential area, complete with driveway parking. The property lies within easy reach of St Andrews' historic centre and its excellent shops, restaurants, leisure facilities, university and golf amenities.

The bright accommodation is formed over two levels. The ground floor comprises: reception hallway with two useful built-in cupboards, lounge, conservatory, kitchen and shower room. The lounge offers space for dining, a feature fireplace and a built-in cupboard whilst a door connects to the conservatory. The kitchen includes freestanding appliances comprising a cooker, washing machine, fridge and freezer along with floor and wall mounted units and complementary work surfaces. The conservatory looks out to the rear garden. The shower room suite consists of a WC, wash hand basin and shower cubicle with attractive wet walling. On the first floor there is an upper hall with a built-in cupboard and three good-sized bedrooms.

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

Externally, the front garden is laid with low maintenance decorative chips and a variety of shrubs and offers a driveway for one car. The garden extends to the side and rear, where the rear garden is laid to lawn and features established plants, trees and shrubs. A greenhouse and garden shed are also included in the marketing price.

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





- Semi detached villa
- Lounge & Conservatory
- Kitchen
- Three good-sized bedrooms
- Shower room
- GFCH & DG
- Garden to front, side & rear
- Driveway for one vehicle

INCLUDED

All fitted carpets, fitted floor coverings, freestanding cooker, washing machine, fridge and freezer, greenhouse and garden shed 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 C

EPC RATING: D

FLOOR AREA: 871.88 SQ FT



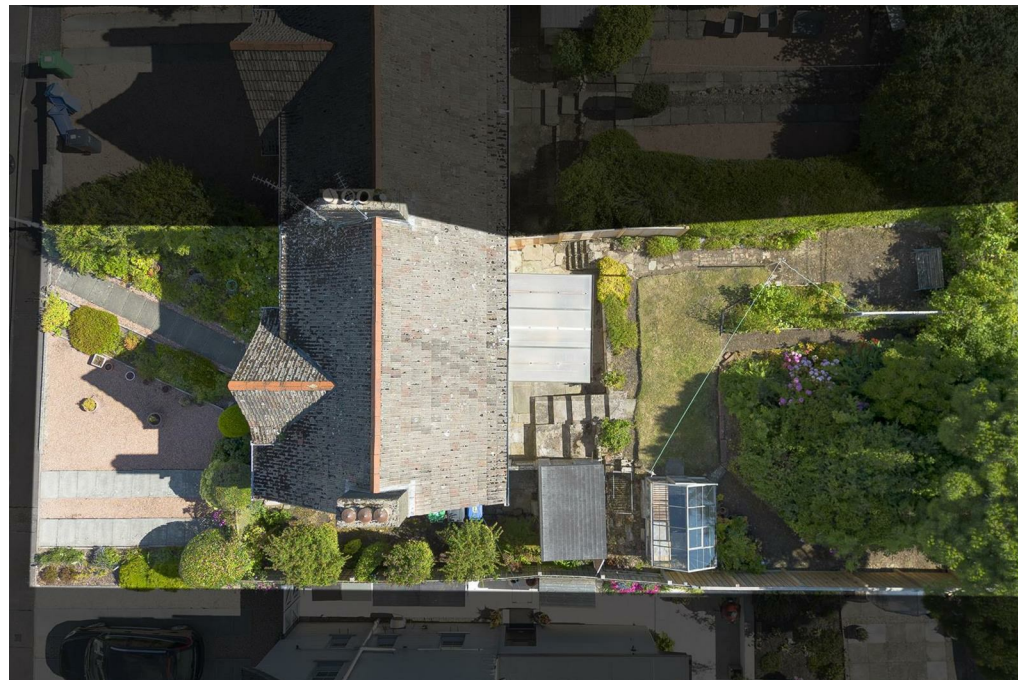




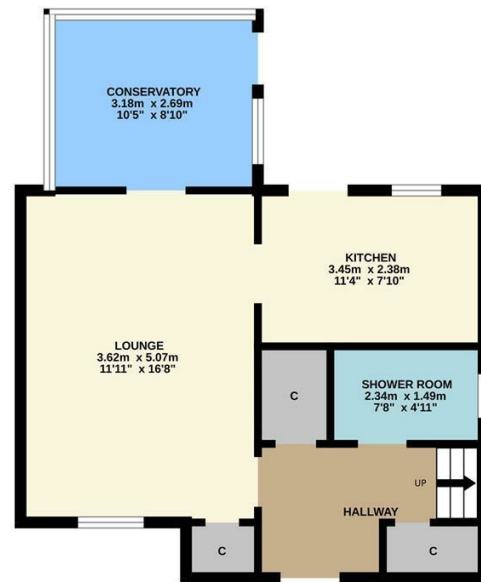
Room Sizes

Approximate measurements

Lounge	11'10" x 16'7"
Conservatory	10'5" x 8'9"
Kitchen	11'3" x 7'9"
Bedroom	9'11" x 16'7"
Bedroom	13'7" x 8'5"
Bedroom	10'2" x 8'1"
Shower Room	7'8" x 4'10"



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.
Made with Metropix ©2026



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

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

Contact our Property Department
at any of our offices.

Rollos and Rollos Property Letting are trading names of Rollos Law LLP. Registered No: S0304168, Registered Office: 67 Crossgate, Cupar, Fife KY15 5AS

Prospective purchasers/tenants should note that unless their interest in the property is intimated to the subscribers following inspection, the subscribers cannot guarantee that notice of the closing date will be advised and consequently the property may be sold/let without notice. The subscribers are not bound to accept the highest/any offers.

You may download, store and use the material for your own use and research. You may not republish, retransmit or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from our website.