



104 Bridge Street, St. Andrews, KY16 8AA
Offers Over £415,000



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St. Andrews
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104 Bridge Street is a well presented, traditional, first and attic floor maisonette apartment with an HMO licence for three people, valid until March 2029. It is ideally located near to the centre of St Andrews and is within easy reach of cafés, shops, restaurants and university.

The bright accommodation is arranged over two levels comprising on the first floor: an entrance vestibule, hallway, lounge, dining kitchen, bedroom and bathroom. The lounge features ornamental ceiling cornicing, feature fireplace and a shelved recess. The modern kitchen includes an integrated hob and oven, space for freestanding appliances and floor and wall-mounted units with complementary work surfaces. The bathroom comprises a WC, wash hand basin and bath with shower over. The attic level comprises: two double bedrooms and a modern shower room comprising WC, wash hand basin and shower cubicle.

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

Externally, there is a shared drying green and outdoor storage area to the rear of the property.

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





- First floor apartment
- HMO licence for three people
- Lounge
- Dining Kitchen
- Three bedrooms
- Bathroom & Shower room
- GFCH & DG
- Shared garden ground & outdoor storage area

INCLUDED

All fitted carpets, fitted floor coverings and integrated appliances in the kitchen 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: C

FLOOR AREA: 1065.63 SQ FT







Room Sizes

Approximate measurements

Lounge	15'0" x 11'9"
Kitchen	11'2" x 10'5"
Bedroom	14'2" x 8'6"
Bedroom	13'9" x 10'2"
Bedroom	14'0" x 9'10"
Bathroom	10'5" x 5'2"
Shower Room	8'1" x 6'11"



FIRST FLOOR



ATTIC 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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