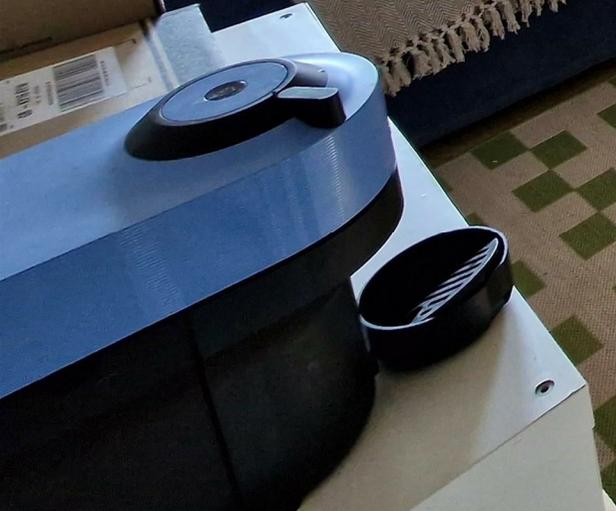




2 Eddie Court, St Andrews, KY16 8YW

Offers Over £275,000



# 2 Eddie Court St Andrews KY16 8YW

**OFFERS OVER**  
**£275,000**

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Rollos are delighted to offer to the market this well presented, ground floor apartment conveniently placed for access to St Andrews' historic centre with world class amenities including its university, golf courses, beaches and restaurants. The flat is also within walking distance of the Botanical Gardens and the charming Lade Braes Walk.

The accommodation comprises: communal hallway, main reception hallway with utility and store cupboards, open plan lounge / kitchen / dining, two bedrooms and shower room. The bright lounge offers space to dine and is open plan to a modern kitchen with an integrated hob, oven and fridge with freezer compartment and floor and wall mounted units with complementary worksurfaces. 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 double glazing and gas-fired central heating and offers a secure entry

system and residents' parking to the rear of the building.

Externally, there are well maintained communal grounds with seating and drying areas.

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





- Ground floor apartment
- Open plan lounge / dining / kitchen
- Two double bedrooms
- Shower room
- GFCH & DG
- Secure entry system
- Communal garden ground
- Residents' parking

### **INCLUDED**

All fitted carpets, fitted floor coverings and 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 D**

**EPC RATING: C**

**FLOOR AREA: 516.67 SQ FT**







## Room Sizes

*Approximate measurements*

Lounge / Dining / Kitchen	11'5" x 14'11"
Bedroom	15'0" x 7'7"
Bedroom	11'1" x 11'7"
Shower Room	7'4" x 7'7"

## GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to 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

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

Contact our Property Department  
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