

ST ANDREWS

14

ARGYLE COURT
KY16 9BW

14

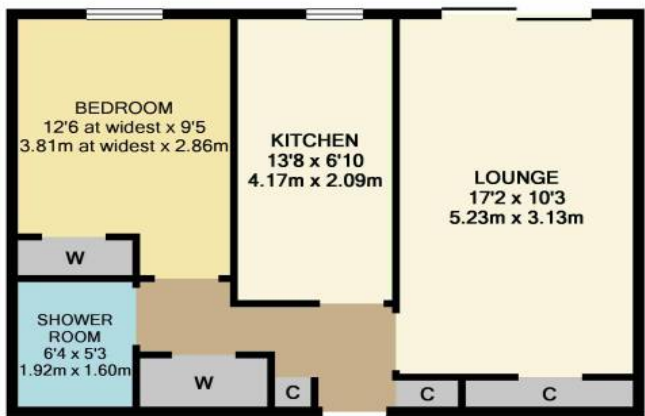
Pagan Osborne is pleased to offer this ground floor apartment set within the popular Argyle Court retirement complex located in the centre of St Andrews. The flat benefits from access to residents parking and is conveniently located for St Andrews bus station.

ARGYLE COURT, ST ANDREWS





Entry is by way of a secure entry system and numbering within the main reception hallway guides to number 14. Number 14 is positioned within the main entrance quadrant of the building. Entry to number 14 leads to the entrance hallway which has doors to the lounge; kitchen, double bedroom, and shower-room. Storage is provided within the main reception hallway via mirrored built in wardrobe and built in cupboard. The lounge has sliding doors which connect to a south easterly facing paved terrace and storage is provided via a built in cupboard. The kitchen has a built in cooker with oven and hob. The kitchen also has dining space for a two seated table, floor and wall mounted units. The double bedroom has built in storage via a mirrored wardrobe. The shower-room comprises WC, wash hand basin, bidet and shower cubicle. The property is completed by electric heating and double glazing. St Andrews is renowned worldwide as the 'Home of Golf'. The Old Course is a regular host to the Open Championship. There are now six other golf courses run by the St Andrews Links Trust, including the new Castle Course. St Andrews is also well known for its university which is one of the oldest in Britain, founded in 1410. The town has a good range of shops, hotels, restaurants and recreational facilities. There is also a cinema and Leuchars train station is located within (?? Miles). Pagan Osborne highly recommends an early inspection and a Home Report is available upon request.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Travel Directions

Upon leaving Pagan Osborne sales office in South Street bear left towards the Westport and turn right in to Bell Street. At the junction turn left into St Mary Place and go straight ahead into Double Dykes Road and turn left into Argyle car park. Argyle Court is located on the right hand side and entry is via wrought iron gates.

General Remarks

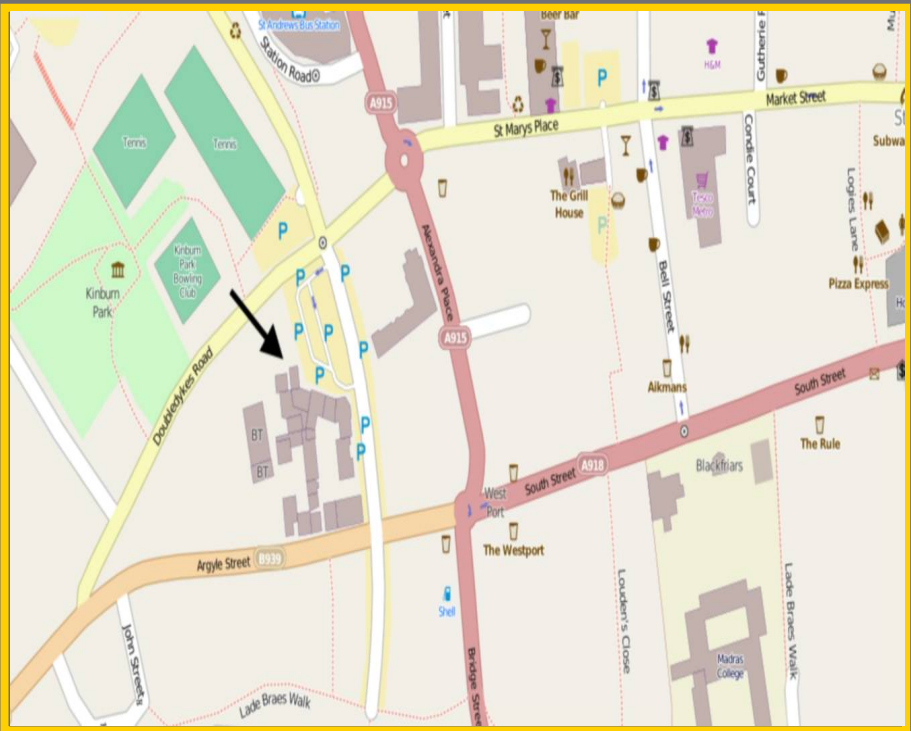
All carpets, light fittings, blinds, fixtures and fittings shall be left as part of the sale.

EPC: D

Council Tax Band: D

Viewing

By appointment through Pagan Osborne on 01334 475151.



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AGENTS NOTE

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