



Thorntons 



32 Auld Burn Park,  
St Andrews, KY16 8JD

This is an attractive two bedroom ground floor flat in good decorative order and conveniently located for all local amenities including shops, bars and restaurants. All University departments are within walking distance.

The spacious accommodation has been well maintained and comprises hall, sitting room, dining kitchen, two double bedrooms and a modern bathroom. The property benefits from double glazing, gas central heating and extensive garden to front, side and rear. The outlook from the side and rear is towards mature trees, shrubs and park beyond.

## Location

The historic town of St Andrews is without doubt one of the most popular locations in Britain. St Andrews is home to the Royal and Ancient Golf Club and the famous Old Course, host to the 2015 Open Championship. Its amenities include Scotland's oldest university, founded in 1413, beautiful award winning beaches, historic buildings, including the ruins of the cathedral, castle and St Rule's Tower and a wide variety of specialist shops and restaurants.

Renowned worldwide as "the home of golf", the residents of the town are eligible for reduced green fees over the seven St Andrews Links courses. There are many other golf courses in the area, including The Dukes, Kingsbarns and the Fairmont St Andrews complex (formerly St Andrews Bay).

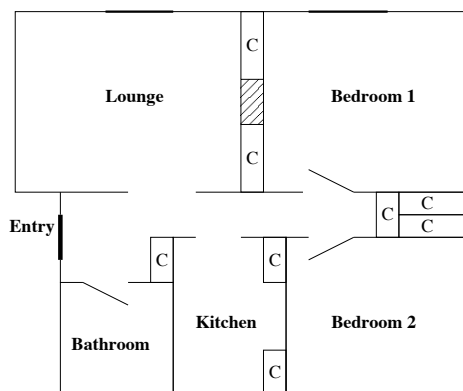
St Andrews provides good state schooling at Madras College and private schooling at St Leonards (for girls and boys up to the age of eighteen). There are co-educational public schools near Perth (Glenalmond and Strathallan) and The High School of Dundee is within easy reach.

St Andrews is well placed for commuting to most of the surrounding towns such as Dundee, Perth, Kirkcaldy, Glenrothes and Cupar. The railway station at nearby Leuchars is on the main Aberdeen to London line and provides a fast link to both Dundee and Edinburgh. Edinburgh airport with its shuttle service to London is approximately fifty miles away and further airport facilities and London flights are available from Dundee.

## 32 Auld Burn Park, St Andrews, KY16 8JD

### Room Dimensions

Hall		
Sitting Room	14'10" x 12'3"	4.52m x 3.75m
Dining Kitchen	10'10" x 8'1"	3.29m x 2.45m
Bedroom 1	11'10" x 10'7"	3.62m x 3.22m
Bedroom 2	10'6" x 10'1"	3.21m x 3.09m
Bathroom	8'3" x 4'11"	2.51m x 1.50m



Illustrative only. Not to scale.



In detail the accommodation comprises:

Communal entrance hallway with security entrance door and door to rear building. Storage cupboard to rear on the left hand side is allocated to the flat. Door to number 32 on left.

### Hall

Doors to all rooms. Three fitted cupboards. Stripped timber floor.

### Sitting Room

Window to front. Gas fire. Stripped timber floor.

### Dining Kitchen

Window to rear. Fitted base units with co-ordinating work surfaces and stainless steel sink. Integrated electric oven and induction hob. Two fitted cupboards. Vinyl floor coverings. Space for table and chairs.

### Bedroom 1

Window to front. Double fitted wardrobe. Stripped timber floor.

### Bedroom 2

Window to side. Double fitted wardrobe. Carpet floor covering.

### Bathroom

Window to rear. Three piece white suite comprising WC, wash hand basin and bath with shower attachment. Vinyl floor covering.

### Exterior

Communal entrance hallway with security entrance door and door to rear of building. Storage cupboard closest to the rear on the left hand side is allocated to the flat. Door to number 32 on left.

### Fixtures and Fittings

Included within the sale are all the fixed fitted floor coverings.

### Other Information

Double glazing and gas central heating. Some of the furniture may be available by separate negotiation.

### Council Tax Band "B"

### Directions

From Thorntons property office turn left and walk down Bell Street and right into South Street. Through West Port and left down Bridge Street. Turn left into Kinnessburn Road. Take the forth turning on the right into Auld Burn Road and first right into Auld Burn Park. Number 32 is the bottom left of the block at the end of the cul-de-sac.

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# Thorntons

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SPC SCOTLAND  
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1 Public



1 Bath



2 Bed



EPC Rating



Thorntons is a trading name of Thorntons Law LLP.

Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.