

Thorntons

Flat 1, 193 South Street,
St Andrews, KY16 9EE



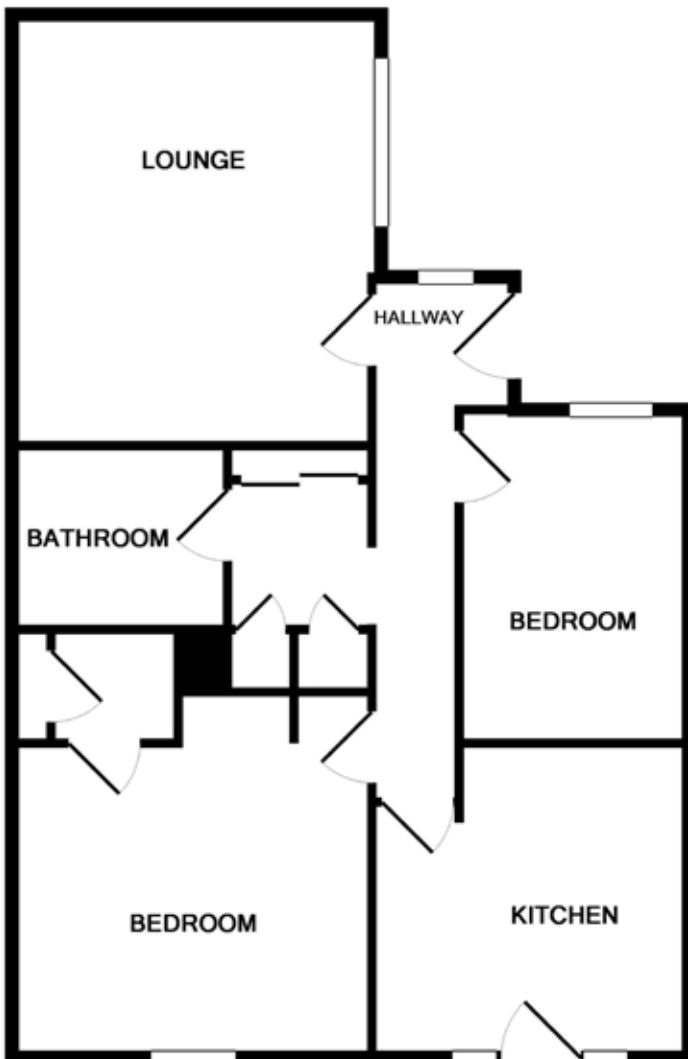
This most attractive main door flat (circa 1997) extends over the ground floor and is presented in excellent condition. The apartment is close to all local amenities including all University departments, shops, restaurants, world famous golf courses and amazing beaches.

The property benefits from gas central heating and double glazing. The accommodation comprises hallway, sitting room, dining kitchen, two double bedrooms and well-appointed bathroom.

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Room Dimensions

Hall		
Sitting Room	16'4" x 12'5"	4.98m x 3.80m
Dining Kitchen	11'3" x 11'3"	3.43m x 3.43m
Bedroom 1	12'9" x 12'6"	3.88m x 3.82m
Bedroom 2	11'9" x 7'11"	3.59m x 2.42m
Bathroom	7'6" x 5'8"	2.30m x 1.73m



Illustrative only. Not to scale.

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.

In detail the accommodation comprises:

Hallway

Double cupboard with sliding doors. Two walk-in cupboards. Doors to all rooms. Karndeian plank flooring.

Sitting Room

Window to side. Carpet floor covering. Ceiling downlighters.

Dining Kitchen

Modern fitted kitchen with integrated appliances including eye level double electric

oven, gas hob with extractor over, dishwasher and fridge. Fitted base and wall units with wipe clean work surfaces and splash back tiling. Karndeian plank flooring. Glazed door to rear courtyard. Ample space for table and chairs.

Bedroom 1

Window overlooking rear courtyard. Walk-in wardrobe with hanging rail. Cupboard inside wardrobe housing central heating boiler. Carpet floor covering.

Bedroom 2

Window overlooking front courtyard. Carpet floor covering.

Bathroom

White three piece suite comprising WC, wash hand basin, bath with shower over and glazed folding shower door.

Exterior

There is a dedicated parking space access via the pend in the courtyard to the front of the property.

Secluded rear courtyard enclosed on two sides with raised flower beds.

Fixtures and Fittings

Included within the sale are all the fixed fitted floor coverings and painted bookcase in the sitting room. White goods in kitchen, sold as seen with no guarantees given.

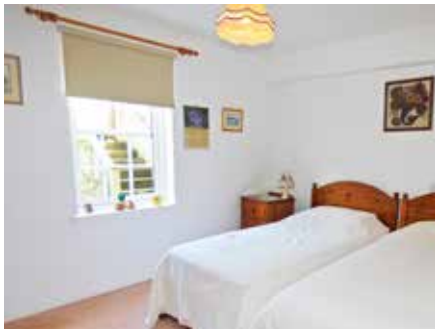
Other Information

Double glazing and gas central heating. Most of the furniture in the flat is available for sale by separate negotiation.

Council Tax Band "F" Directions

On exiting the St Andrews property office turn left then first right into South Street and the property is situated on the right hand side of the street between Christies Toyshop and Sophie Butler Hairdressers. Follow the pend to the end and Flat 1 is situated in the left hand corner where a For Sale board will be in evidence.





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Notes

Thorntons

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thorntons-property.co.uk



1 Public



2 Bed



1 Bath



Off Street
Parking



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.