

This luxury top floor two bedroom east and west facing apartment forms part of St Nicholas House. St Nicholas House (circa 1931) originally formed part of the boarding accommodation for St Leonards School. The secluded house, with its historic orchard, was converted in 2012 to form this stunning place to retreat. The property is situated only a short walk from the main shopping facilities, restaurants and St Andrews Cathedral and Castle and is approximately a ten minute walk to the Old Course.

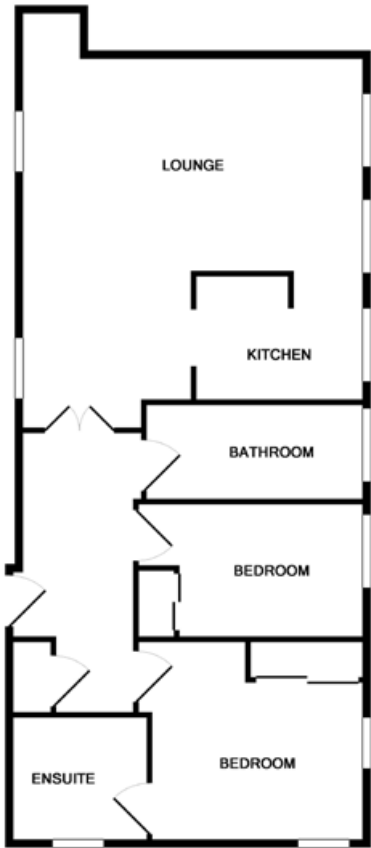
Whilst retaining the original charm of the property, the apartment’s modern design incorporates many superb quality finishes, from the superb fully fitted kitchen open plan to the sitting dining room, ideal for entertaining and relaxing, ‘Kahrs’ oak flooring, to the ‘Porcelanosa’ sanitary ware. The property also benefits from video door entry system, intruder alarm, satellite TV wiring and gas central heating. Each apartment has a designated parking space and a secure basement storage unit. All fixed fitted floor coverings and window blinds are included within the sale. Some large items of furniture and furnishings are available by separate negotiation.

This smart apartment can be utilised as a superb town residence, an ideal golfing base/holiday home or could be viewed for its investment potential through letting.

Flat 5, St Nicholas House, Abbey Park Avenue,
St Andrews, Fife, KY16 9LQ

Room Dimensions

Sitting/Dining/Kitchen	6.63m x 6.13m	(21'9" x 20'1")
Hall	5.17m x 2.12m	(17'0" x 6'11")
Bedroom 1	3.62m x 3.84m	(11'11" x 12'7")
En Suite	2.28m x 2.32m	(7'6" x 7'7")
Bedroom 2	4.07m x 2.45m	(13'4" x 8'0")
Bathroom	3.89m x 1.76m	(12'9" x 5'9")



Illustrative only. Not to scale.





Flat 5, St Nicholas House, Abbey Park Avenue, St Andrews, Fife, KY16 9LQ



Thorntons

St Andrews: 17-21 Bell Street, St Andrews, Fife KY16 9UR
Tel 01334 474200 Fax 01334 476366
E: standrews@thorntons-law.co.uk

Anstruther: Tel 01333 310481 E: anstruther@thorntons-law.co.uk

Arbroath: Tel 01241 876633 E: arbroath@thorntons-law.co.uk

Cupar: Tel 01334 656564 E: cupar@thorntons-law.co.uk

Dundee: Tel 01382 200099 E: dundee@thorntons-law.co.uk

Forfar: Tel 01307 466886 E: forfar@thorntons-law.co.uk

Perth: Tel 01738 443456 E: perth@thorntons-law.co.uk

thorntons-property.co.uk



PSPC



TSPC



SPC SCOTLAND
spcscotland.co.uk



1 Public



2 Bed



2 Bath



Residents
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.