



Thorntons 



23 Argyle Court,
St Andrews

This bright easily maintained first floor flat, with delightful views over communal landscaped gardens, forms part of a luxury retirement complex in central St Andrews.

Argyle Court is within walking distance of the main shopping centre of St Andrews and is also close to the bus station, taxi rank, Kinburn Park and Hope Park Church. The complex has a spacious communal lounge overlooking the central landscaped gardens. All public areas are fully heated and carpeted. There are warden services, lift, an emergency alarm and security entry system controlling access to the building, and, on each floor, a central refuse point.

The delightful flat, presented in fresh decorative order has been well maintained and benefits from white meter electric heating, full double glazing and excellent storage facilities. The accommodation comprises entrance hall, spacious sitting/dining room, fitted breakfasting kitchen, two double bedrooms, (bedroom two currently utilised as a dining room) and shower room.

23 Argyle Court, St Andrews

Room Dimensions

Entrance Hall		
Sitting/Dining Room	19'10" x 10'1"	6.06m x 3.08m
Kitchen	13'7" x 6'10"	4.14m x 2.08m
Bedroom 1	12'5" x 9'5"	3.79m x 2.86m
Bedroom 2	12'11" x 7'1"	3.94m x 2.16m
Shower Room	6'6" x 5'6"	1.98m x 1.67m

Approximate Gross Internal Area = 62 sq m / 667 sq ft

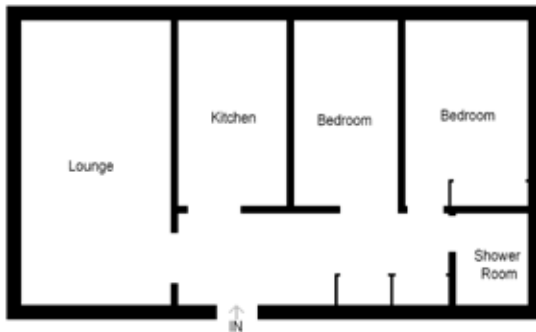


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Location

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. Its amenities include Scotland's oldest university, founded in 1411, the Byre Theatre, 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 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.

In detail the accommodation comprises:

Entrance Hall

Built-in meters cupboard. Built-in airing cupboard with double mirror doors, slatted shelves and housing hot and cold water tanks. Further built-in shelved storage cupboard with hanging rail and triple mirror doors. 'Dimplex' night storage heater. Two ceiling lights. Doors to all rooms.

Sitting/Dining Room

Large low window, with pleasant views over landscaped gardens, to front. Built-in bespoke wooden book case with two halogen downlighters, glass shelves, storage drawers and open shelving. TV aerial point. Telephone point. Two "Dimplex" night storage heaters. Cornice. Two ceiling lights.

Kitchen

Window to front. Fitted base and wall units with coordinating worktop. Stainless steel sink/waste disposal unit and drainer. Integrated "Liebherr" fridge and freezer. 'Belling' electric cooker. Filter hood. 'Bosch' washing machine. Open shelving. Tiled around worktop. Convector heater. Recessed lighting under wall units. Fluorescent light.

Bedroom 1

Low window, with pleasant views over landscaped gardens, to front. Built-in double wardrobe with hanging rail, shelf over and mirror doors. TV aerial point. Telephone point. 'Dimplex' night storage heater. 'Igenix' convector heater. Cornice. Ceiling light.

Bedroom 2

Low window, with pleasant views over landscaped gardens, to front. Built-in double wardrobe with hanging rail, shelves and mirror doors. Two wall mounted book shelves. 'Dimplex' night storage heater. Ceiling light.

Shower Room

Cream WC and wash hand basin with fixed fitted wall mirror, shaver point and recessed lighting behind. Large corner shower cubicle with 'Mira' Sport electric shower. Built-in shelved bathroom cabinet. Heated towel rail. 'Sector' extractor fan. 'Dimplex' wall mounted electric heater. Ceiling light.

Exterior

The complex is surrounded by communal landscaped gardens, which include a delightful variety of flowering plants and shrubs, where you can sit and enjoy the morning and afternoon sun. There is also private residents' parking.

Fixtures and Fittings

Included within the sale are all the fixed fitted floor coverings and kitchen appliances previously mentioned (sold as seen with no guarantees given).

Council Tax Band "E"

EPC Rating "B"

Directions

From the Thorntons office in Bell Street turn left into St Mary's Place. At the roundabout turn left into City Road. Turn right at the next mini roundabout into Argyle Street, take the first turning on your right into Argyle Street car park and the entrance to Argyle Court is on your left hand side.



Thorntons

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1 Public



Residents'
Parking



2 Bed



EPC Rating



1 Bath



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.