



23 Boase Avenue, St Andrews, Fife, KY16 8BX

23 Boase Avenue, St Andrews is a very well presented upper two bedroom flat with scope for a full attic conversion (subject to the necessary permissions). This property comes to the market in excellent condition throughout with fresh neutral decor making this an ideal first time buy or indeed as a rental investment.

The accommodation is on the first floor in a block of four flats with an internal stair leading up to all accommodation comprising, sitting room, kitchen, two double bedrooms and shower room. The sitting room has double glazed window to the front, fitted shelved cupboard and focal point electric fire and surround. The kitchen looks onto the rear garden and is fitted with modern units at base and wall level, all white good are to be included (no warranties or guarantees will be given) and space for breakfasting table. There are two good sized double bedrooms, both with fitted cupboards and ample space for free standing furniture. The attic is accessed via the hatch in the hall with folding ladder for access. The attic room has been lined and is ready for full conversion.

To the rear of the property is a good sized area of garden ground with drying green, lawn, timber shed and paved patio area.

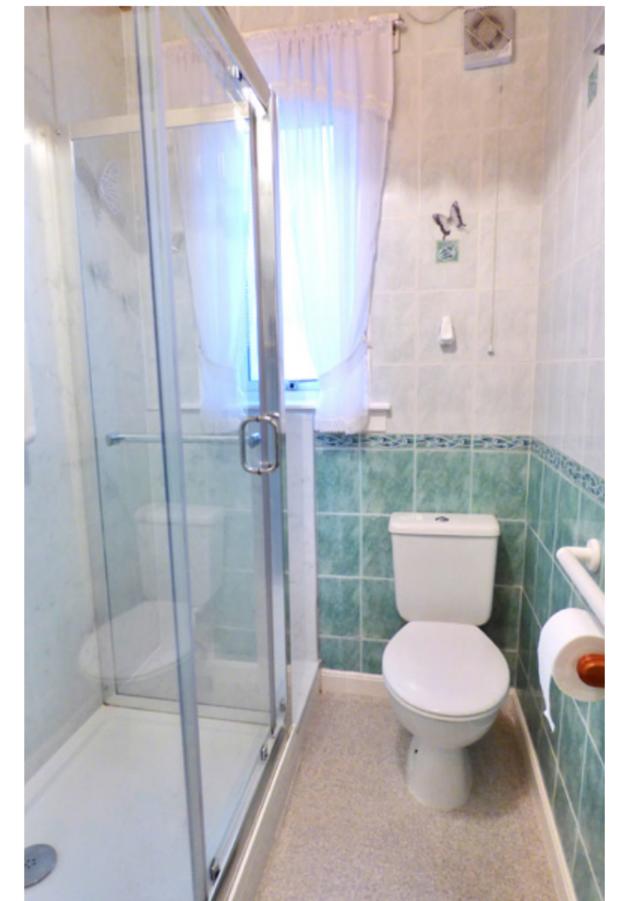
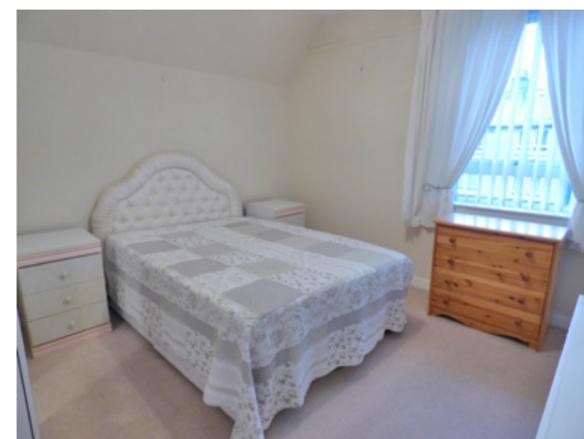
Boase Avenue is located with easy walking distance of the town centre and all its amenities and is a very popular area for rental investments and first time buyers.

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 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.

- Upper Flat
- Attic conversion potential
- Sitting Room
- Kitchen
- Two Double Bedrooms
- Shower Room
- Rear Garden
- EPC Rating C



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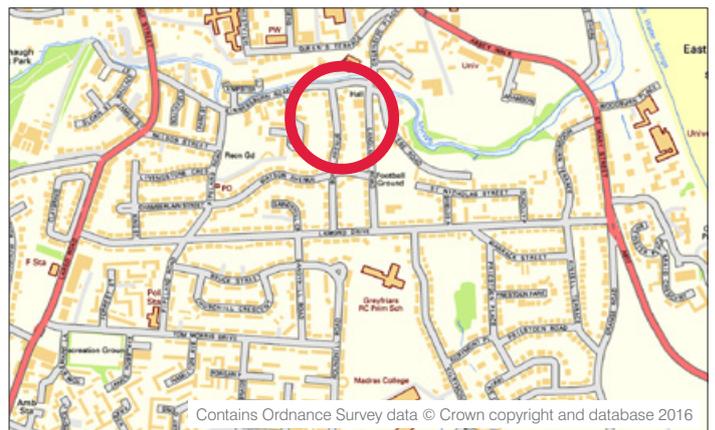


First Floor

Illustrative only. Not to scale.

Room Dimensions

Sitting Room	15'0 x 11'11	(4.57m x 3.63m)
Kitchen	12'5 x 7'6	(3.78m x 2.29m)
Bedroom 2	12'7 x 9'5	(3.84m x 2.87m)
Bedroom 1	11'4 x 11'5	(3.45m x 3.48m)
Shower Room	8'5 x 4'8	(2.57m x 1.42m)



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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.

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