



6 John Coupar Court, St Andrews, Fife,
KY16 9EB

- Ground Floor Flat
- Sitting Dining Room
- Breakfasting Kitchen
- 2 Double Bedrooms

- Bathroom
- Gas Central Heating
- Double Glazing
- Walled Courtyard Patio

- Designated Parking Space
- EPC Rating C

This most attractive centrally located two bedroom ground floor apartment, with fine south facing views, is enviably situated in the heart of St Andrews a stone's throw from the historic West Port. Due to its excellent location the property has direct access to the many renowned amenities and facilities to be found in this historic town.

The spacious accommodation comprises entrance vestibule with double cloaks cupboard, entrance hall, elegant sitting/dining room with French doors to a private stone walled, south facing courtyard patio, fitted breakfasting kitchen, two double bedrooms with fitted wardrobes and bathroom. The property benefits from gas central heating, double glazing, patio and designated car parking space.

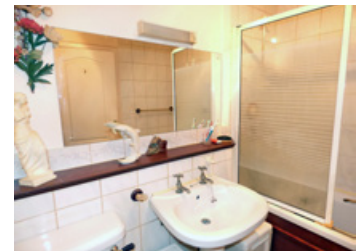
The flat is equally suitable as a permanent residence, a well situated holiday base or for its investment potential through letting.

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 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.

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.



Illustrative only. Not to scale.



Contains Ordnance Survey data © Crown copyright and database 2017

Entrance Vestibule	6'3" x 5'5"	(1.91m x 1.65m)
Sitting/Dining Room	16'0" x 12'11"	(4.88m x 3.94m)
Breakfasting Kitchen	14'8" x 10'5"	(4.47m x 3.18m)
Bedroom 1	14'11" x 9'6"	(4.55m x 2.90m)
Bedroom 2	10'8" x 9'7"	(3.25m x 2.92m)
Bathroom	7'9" x 5'7"	(2.36m x 1.70m)

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.

St Andrews: 17-23 Bell Street, St Andrews, Fife KY16 9UR

Tel: 01334 474200 | E: standrews@thorntons-law.co.uk | www.thorntons-property.co.uk

Anstruther | Arbroath | Cupar | Dundee | Edinburgh | Forfar | Kirkcaldy | Montrose | Perth

