



4F Alexandra Place, St Andrews,
Fife, KY16 9XD

This superb beautifully renovated town centre top floor apartment, with fine open views, forms part of a handsome B listed terraced property enviably located in a desirable conservation area of St Andrews, only a short walk to restaurants, St Andrews Cathedral and Castle, the Old Course and all university departments.

The elegant apartment has been renovated and refurbished to a high standard and now benefits from a stunning open plan living dining kitchen with fine views over Hope Park Church, newly refurbished bathroom and en suite shower room, feature double glazed sash windows and new hardwood flooring throughout. The bright accommodation comprises entrance hall, living/dining/kitchen, master bedroom with en suite shower room, further double bedroom and bathroom. The property also benefits from modern wet electric central heating and double glazed sash windows.

The apartment is currently let as an investment property but is equally suitable as a permanent residence or a well situated holiday base. All furniture and white goods are included in the sale.

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 complex.

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.

- Top Floor Town Centre Flat
- Open Plan Living Dining Kitchen
- Master Bedroom with
- En Suite Shower Room
- Further Double Bedroom
- Bathroom
- Wet Electric Heating with Radiators
- Double Glazed Sash Windows
- EPC Rating F

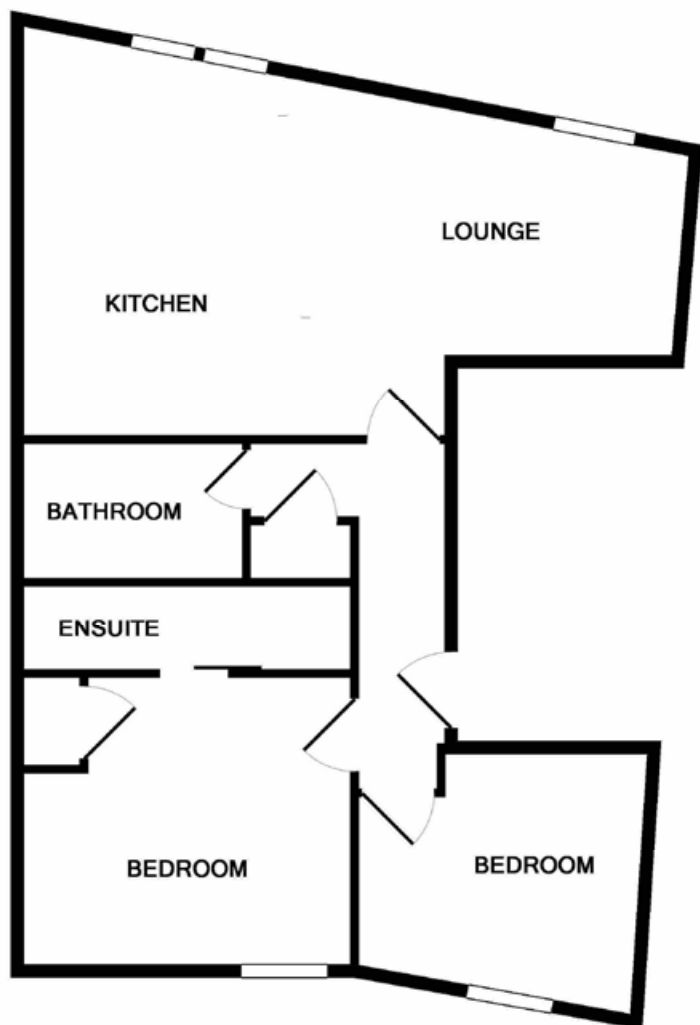




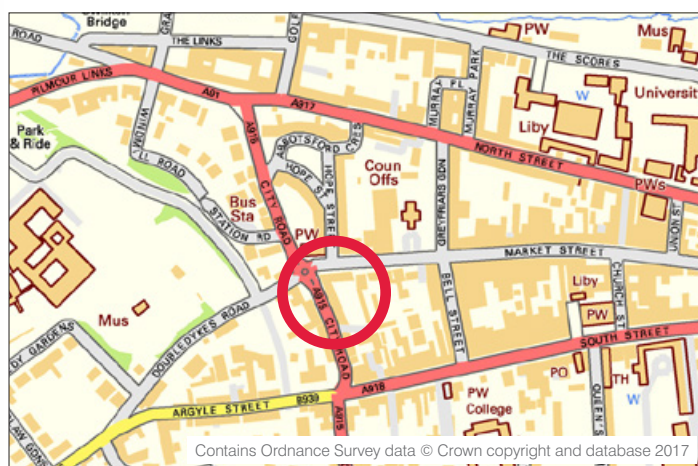
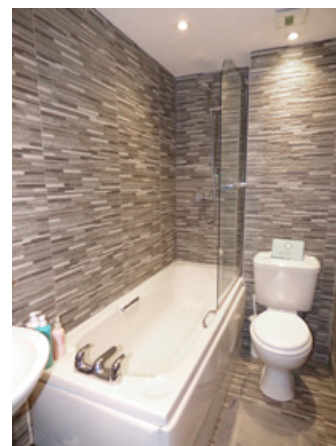
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Room Dimensions

Living/Dining/Kitchen	25'0 x 15'0	(7.62m x 4.57m)
Bedroom 1	12'4 x 11'1	(3.76m x 3.38m)
En Suite Shower Room	8'0 x 3'4	(2.44m x 1.02m)
Bedroom 2	10'8 x 10'7	(3.25m x 3.23m)
Bathroom	7'9 x 4'7	(2.36m x 1.40m)



Illustrative only. Not to scale.



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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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