



12 Muttoes Court

| St Andrews | KY16 9AY

Thorntons 
Let's get a move on!

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Offers Over £210,000



Desirable town centre one bedroom ground floor flat, located within a popular small development, enviably situated in the heart of the historic town centre, a few minutes walk from the main shopping facilities, restaurants and St Andrews Cathedral and Castle.



The property is also within easy walking distance of the Old Course and all university departments. The accommodation comprises entrance hall, sitting/dining room, kitchen, double bedroom and bathroom.

The property benefits from good storage, double glazing, electric heating, secure entry system and a communal landscaped garden. The sale includes all landlord's furniture and furnishings excluding pictures on the walls and tenants' items (tenants' inventory can be given).

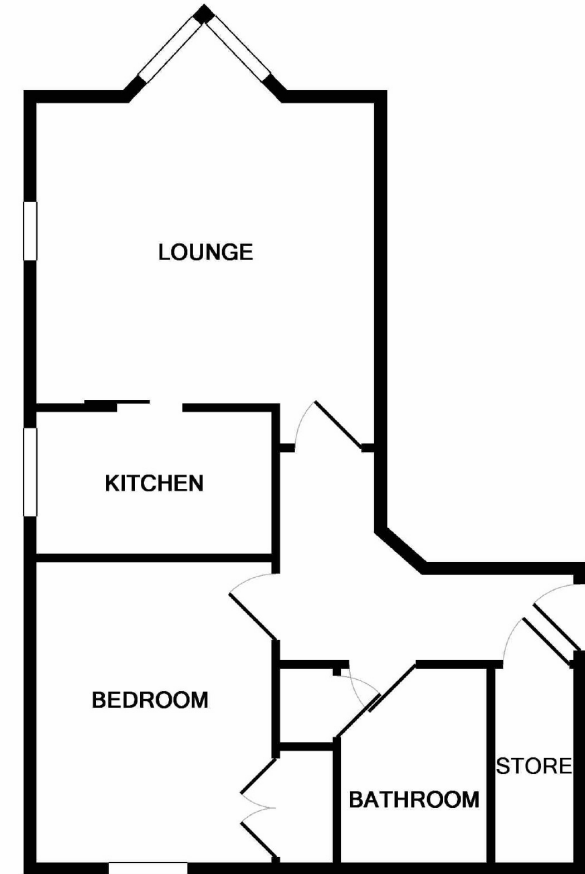
Currently utilised as a successful letting property, it would also make a comfortable private residence or ideal holiday home/golfing base. EPC - D.



- Ground Floor Flat
- Sitting/Dining Room
- Kitchen
- Double Bedroom
- Bathroom
- Electric Heating
- Double Glazing
- Security Entry
- Communal Garden



Sitting/Dining Room	14'8 x 13'2 4.47m x 4.01m
Kitchen	9'8 x 5'7 2.95m x 1.70m
Bedroom	9'2 x 7'6 2.79m x 2.29m
Bathroom	7'7 x 5'9 2.31m x 1.75m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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