



5 Murray's Bridge, Bridge Street, St Andrews,
Fife, KY16 8AA

- First Floor Flat
- Sitting/Dining/Kitchen
- Master Bedroom
- Ensuite

- Two Further Bedrooms
- Bathroom
- Parking
- DG & GCH

- LED Lighting throughout
- Close to all amenities

This superb three bedroom 1st floor apartment, is situated a few minutes walk from the heart of the historic town centre with its many bars and restaurants, the Old Course and all university departments.

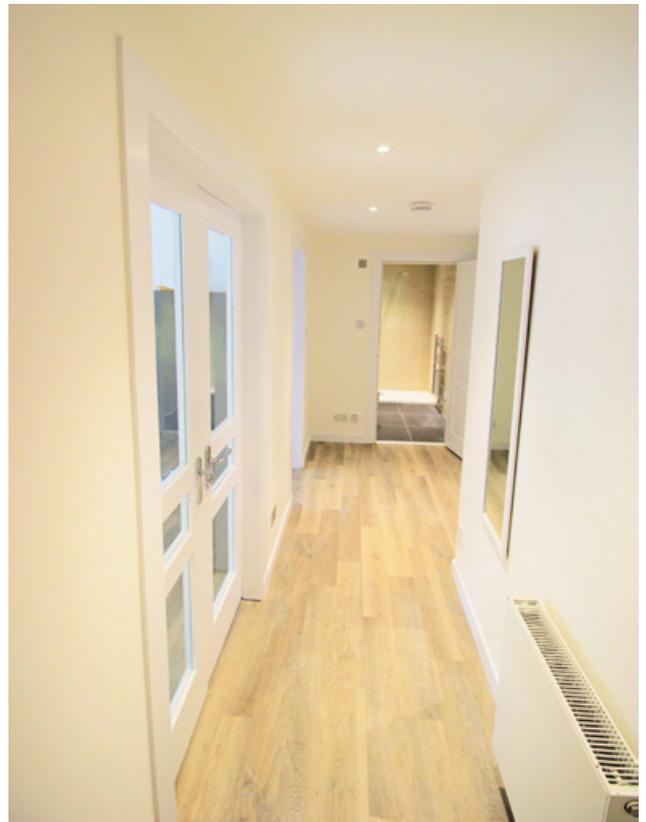
The newly renovated and upgraded apartment combines both contemporary and comfortable living in a smart building of similar properties. Presented in fresh decorative order the spacious accommodation comprises: bright open plan kitchen/dining/sitting room benefitting from windows stretching the full length of one wall, master bedroom, en-suite, two further bedrooms and bathroom. All the bedrooms contain fitted wardrobes.

This attractive home benefits from LED lighting throughout, gas central heating, double glazing and parking for one car in the covered parking area. The property is being sold as an ongoing rental with tenants in situ, lease expiring May 2018. White goods and furniture are included in the sale.

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.

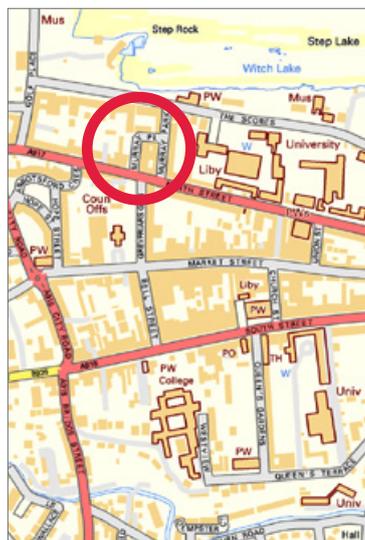
St Andrews provides good state schooling at Madras College and private schooling at St Leonards (for girls and boys up to the age of eighteen). There are co-educational public schools near Perth (Glenalmond and Strathallan) and The High School of Dundee is within easy reach.



Sitting/Dining/Kitchen	16'10x12'8	(5.13m x 3.86m)
Master Bedroom	12'1x14'2	(3.68m x 4.32m)
Ensuite	6'5x4'1	(1.96m x 1.24m)
Bedroom Two	10'7x10'4	(3.23m x 3.15m)
Bedroom Three	9'10x10'4	(3.00m x 3.15m)
Bathroom	7'10x5'2	(2.39m x 1.57m)



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.

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

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