



Flat 4, 10 Links Crescent,
St Andrews KY16 9HP

Offers Over £350,000

This apartment forms part of a stone-built Victorian mansion a stones throw away from the 18th hole of the Old Course.

Flat 4 is entered from the side of 10 Links Crescent with access into an inner hallway with useful cloak hooks. There are two steps up to the bright lounge / dining room with marble fire place, ornately designed timber mantel and shelved alcove with cupboard storage underneath. Glass door entry into the generous dining kitchen with ample base and wall mounted units, 1 ½ bowl sink, and integral Bosch oven, hob and grill. Tiled to splash-back with wood effect flooring. Space for white goods and dining furniture. Office/ bedroom 2 with additional storage. Modern shower room with Mira Sport electric shower, WHB and WC, Extractor fan and shaver point.

On the upper level there is a further double bedroom with fitted storage. Contemporary en-suite shower room with large walk-in mains shower, fitted WHB and WC.

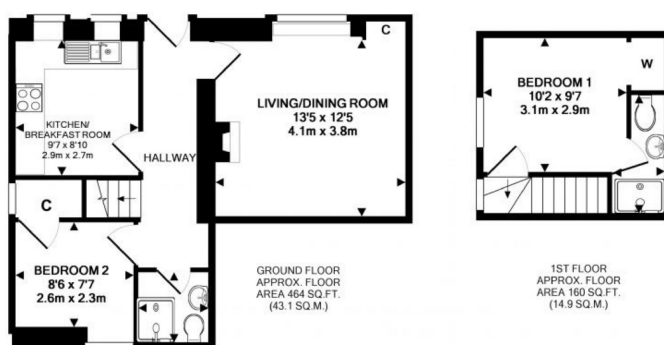
The property is in an excellent location and would be a superb investment opportunity or golfing bolt-hole. EPC - D

- Inner hallway
- Lounge / dining room
- Dining kitchen
- Double bedroom
- Office / bedroom 2
- Shower room
- En-suite shower room
- Fitted storage
- Excellent location





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TOTAL APPROX. FLOOR AREA 624 SQ.FT. (58.0 SQ.M.)

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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T: 03330 430090 | E: genea@thorntons-law.co.uk | www.thorntons-property.co.uk

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