



31 Argyle Court, St Andrews, Fife, KY16 9BW

- Retirement Flat
- Sitting Dining Room
- Breakfasting Kitchen
- Double Bedroom
- Shower Room
- Double Glazing
- Electric Heating
- Good Storage
- Lift
- Warden
- Communal Gardens
- Residents Parking
- EPC Rating C

This bright easily maintained second floor flat forms part of a luxury retirement complex in central St Andrews. Argyle Court is within walking distance of the main shopping centre of St Andrews and is also close to the bus station, taxi rank, Kinburn Park and Hope Park Church. The complex is for the more mature resident who is looking for a central location in St Andrews. It has a very well utilised comfortable communal lounge overlooking the central landscaped gardens. All public areas are fully heated and carpeted. There is a warden service, lifts, an emergency alarm and security entry system controlling access to the building, and, on each floor, a central refuse point.

The charming flat has been well maintained and benefits from electric heating, double glazing and excellent storage facilities. The accommodation comprises entrance hall with mirrored door storage cupboards, elegant sitting dining room, fitted breakfasting kitchen, master bedroom with double mirrored wardrobe and refurbished shower room.

The communal gardens are beautifully maintained and are open to the public as part of the St Andrews Open Garden Scheme. There is also residents' parking.

## 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 1411, the Byre Theatre, 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.

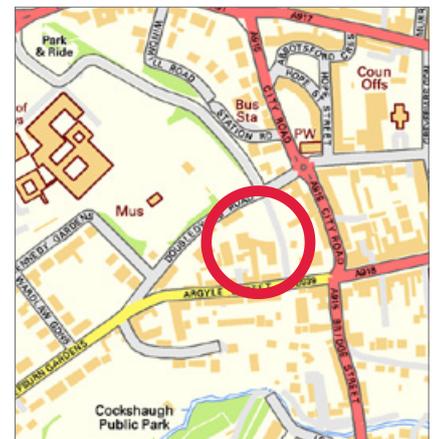
Renowned worldwide as "the home of golf", the residents of the town are eligible for reduced green fees over the seven St Andrews Links courses. There are many other golf courses in the area, including The Dukes, Kingsbarns and the Fairmont St Andrews complex (formerly St Andrews Bay).

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.



Illustrative only. Not to scale

Sitting/Dining Room	17'1 x 10'0	(5.21m x 3.05m)
Breakfasting Kitchen	13'4 x 6'11	(4.06m x 2.11m)
Bedroom	12'6 x 10'0	(3.81m x 3.05m)
Shower Room	6'1 x 6'6	(1.85m x 1.98m)



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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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