



12 Abbey Court, St Andrews, KY16 9TL
Offers over £310,000



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OFFERS OVER
£310,000

12 Abbey Court is a spacious double upper flat positioned in a truly excellent location literally only a moments' walk from South Street, the heart of St Andrews and within an easy stroll of East Sands beach. Despite its ease of access to shops, bars, restaurants, golf courses etc it is set slightly back from the main thoroughfare and so offers a peaceful position with south facing views over buildings to the countryside beyond.

The property comes to the market in excellent decorative order and benefits from electric storage heaters backed up with sealed unit double glazing throughout. The property is accessed via external stairs rising to first floor level where a covered walkway leads to the front door. The entrance door opens to the hall which gives access to the downstairs accommodation and stairway. The lounge, dining room and kitchen is an open plan L shaped room. The modern kitchen is well fitted with wall and floor units, integrated oven, hob, extractor hood and integrated dishwasher. The freestanding fridge freezer is neatly positioned within an alcove and will be included in the sale. The kitchen opens to the dining area and onto the lounge where there is a corner window facing south making it very bright.

On the upper floor there are three bedrooms and the bathroom. On the landing a large cupboard provides plenty of storage. Bedroom one is the

largest of the three rooms with a position on the corner of the building and two double wardrobes providing ample storage. The two further bedrooms are to the front overlooking the courtyard. The bathroom is well fitted with a corner bath with over bath shower, a WC and wash hand basin. It is extensively tiled.

The property is currently tenanted, let to two students and achieves £1,300 per month. The current tenants have expressed an interest to stay for the remainder of the university year. Vacant possession can be given in June 2019, or a purchaser will be welcome to complete the property transaction with the existing tenant in place, providing they allow the tenancy to run until at least 31st May 2019.





- Spacious double upper flat
- Prime position only moments' walk from heart of St Andrews
- Beautifully presented
- Modern open plan lounge, dining and kitchen
- Three bedrooms
- Bathroom
- Electric heating
- Sealed unit double glazing

INCLUDED

All carpets and floor coverings
Curtains and blinds
White goods in the kitchen
Furniture as seen

SERVICES

Water
Electricity
Drainage

VIEWING

By Appointment Through Our St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND C

EPC RATING D

FLOOR AREA 75 sqm







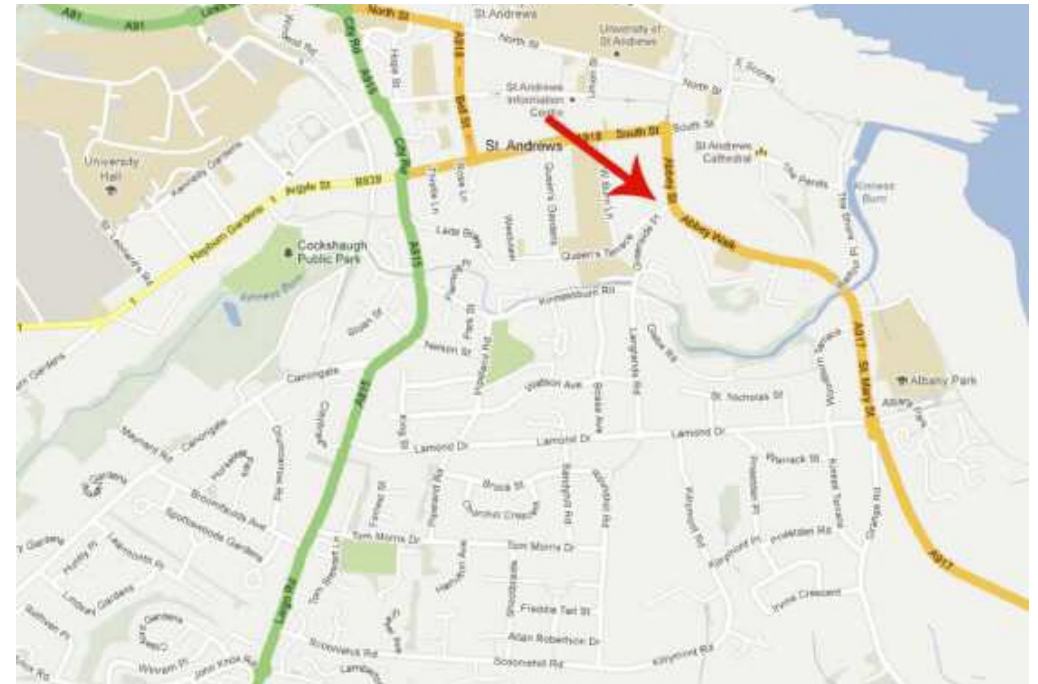
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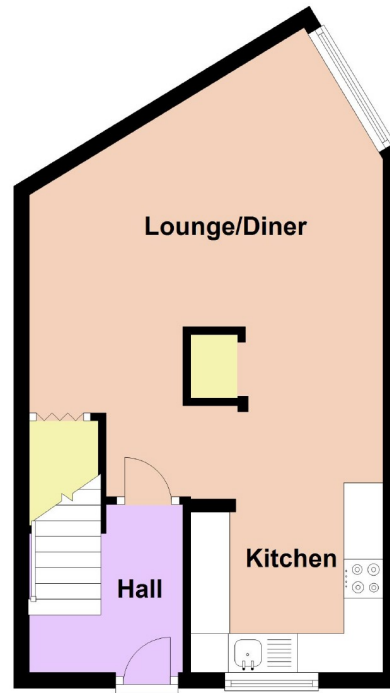
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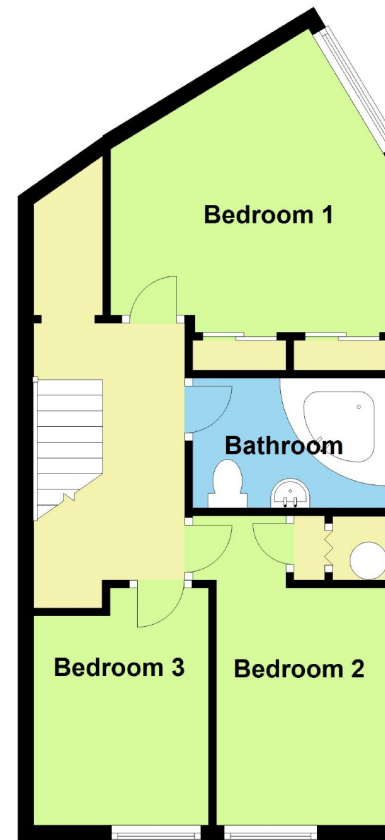




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Upper Floor



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