



37 St Nicholas Street

| St Andrews | KY16 8BQ

**Thorntons**   
*Let's get a move on!*

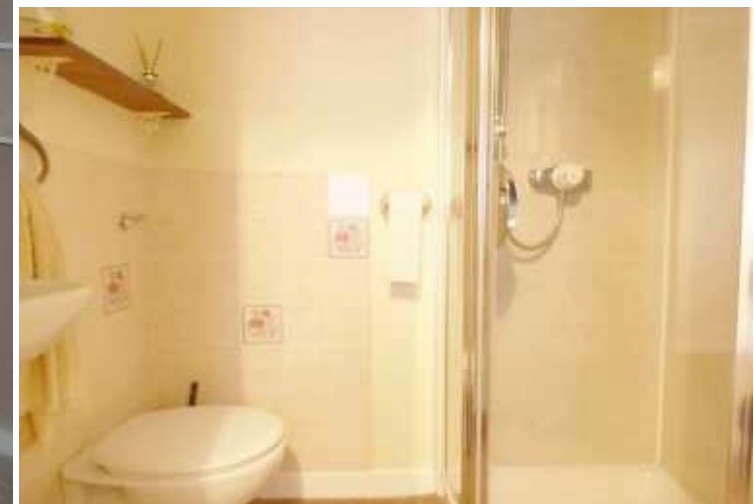
| 37 St Nicholas Street | St Andrews | KY16 8BQ

Offers Over £245,000



Most attractive end terraced three bedroom property situated within a popular residential area, close to a bus route and within walking distance of the town centre and within easy access of all the attractions this historic town has to offer, such as the Old Course, university departments, St Andrews Cathedral, the harbour and East Sands.





The property is also within walking distance of primary and secondary schools, supermarkets and the St Andrews Community Hospital and doctors' surgeries.

Presented in fresh decorative order, the bright accommodation comprises on the ground floor: entrance vestibule, entrance hall, sitting room with sliding patio doors to garden, breakfasting kitchen, bedroom with en suite shower room and walk-in wardrobe, and on the upper floor: two double bedrooms both with double wardrobes and modern bathroom.

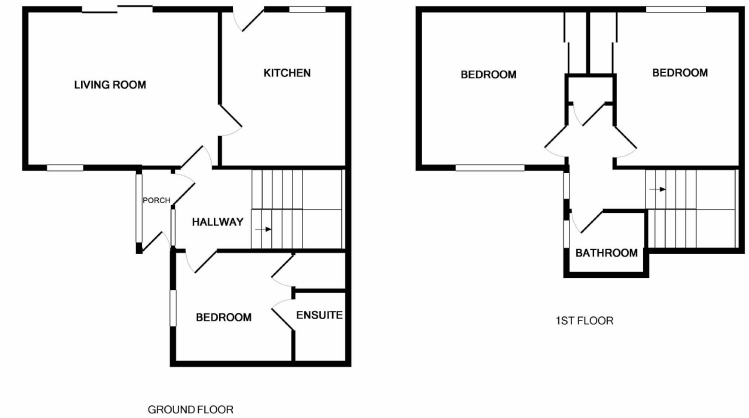
To the front of the property there is a driveway which leads to the single garage. The front garden is mainly laid to monoblock surrounded by a variety of feature plants and shrubs. The private enclosed rear garden has a paved patio and lawn with feature flower beds. The garden extends around the side of the property with further lawn and patio. There is a gate to rear, timber garden shed and lean-to greenhouse.

Although previously utilised as a private residence it could be considered for its letting potential.



- End Terraced Property
- Sitting Room
- Breakfasting Kitchen
- Bedroom with
- En Suite Shower Room
- 2 Further Bedrooms
- Bathroom
- GCH, DG, EPC D
- Garden, Greenhouse & Shed
- Garage

Entrance Vestibule	6'3 x 3'3 1.91m x 0.99m
Sitting Room	15'3 x 12'5 4.65m x 3.78m
Breakfasting Kitchen	12'10 x 10'1 3.91m x 3.07m
Bedroom 1	12'7 x 10'3 3.84m x 3.12m
Bedroom 2	11'9 x 12'0 3.58m x 3.66m
Bedroom 3	9'8 x 9'0 2.95m x 2.74m
En Suite Shower Room	5'9 x 3'11 1.75m x 1.19m
Bathroom	6'6 x 5'6 1.98m x 1.68m



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.  
Made with Metropix ©2019

aspc êspc fifespc pspc tspc spc



**Thorntons**  
*Let's get a move on!*

T: 01334 474200

E: [standrews@thorntons-law.co.uk](mailto:standrews@thorntons-law.co.uk) | [www.thorntons-property.co.uk](http://www.thorntons-property.co.uk)

Dundee | Anstruther | Arbroath | Cupar | Edinburgh | Forfar | Kirkcaldy | Montrose | Perth | St Andrews

Thorntons is a trading name of Thorntons LLP. 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.