



39 Greenside Court

| St Andrews | KY16 9UG

Thorntons 
Let's get a move on!

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Offers Over £320,000



This most attractive duplex three bedroom apartment, with open views over the Kinness Burn, is enviably located within the heart of the vibrant historic town centre, just off the main shopping thoroughfares and within walking distance of restaurants, St Andrews Cathedral and Castle, picturesque harbour and East Sands. The property is a ten minutes walk to the Old Course and is also within easy walking distance of all university departments.



The bright and airy accommodation comprises on the first floor: entrance hall, sitting/dining room, fitted kitchen, double bedroom and shower room and on the top floor: two further double bedrooms. The apartment benefits from good storage throughout, double glazing and gas central heating.

The apartment is set in communal garden grounds mainly laid to attractive shrubs and trees. There is also private residents' parking.

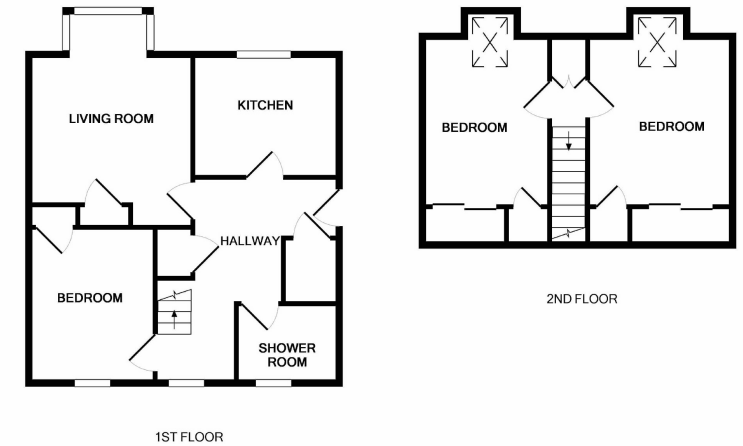
Currently utilised as a successful letting property, it would also make a comfortable private residence or ideal holiday home/golfing base. Current HMO in place.



- Double Upper Flat
- Sitting/Dining Room
- Kitchen
- 3 Bedrooms
- Shower Room
- GCH, DG & EPC C
- Communal Garden
- Off Street Parking



Sitting/Dining Room	12'10 x 11'0 3.91m x 3.35m
Breakfasting Kitchen	10'6 x 8'2 3.20m x 2.49m
Bedroom 1	10'6 x 8'5 3.20m x 2.57m
Bedroom 2	13'2 x 9'11 4.01m x 3.02m
Bedroom 3	11'9 x 8'5 3.58m x 2.57m
Shower Room	6'10 x 5'9 2.08m x 1.75m



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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