

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



22 Melbourne Place

| St Andrews | KY16 9EY



## 22 Melbourne Place

| St Andrews | KY16 9EY

Offers Over £345,000

Attractive double upper apartment, forming part of a traditional end terraced property, is enviably located within a few minutes walk of St Andrews historic town centre and within easy walking distance of the famous Old Course, beautiful beaches and all university departments. The adaptable accommodation comprises on the first floor: entrance vestibule, hall, sitting room, spacious dining room/bedroom four, kitchen with rear porch off giving access to stairs to the rear garden. On the mezzanine floor: modern shower room and on the second floor: master bedroom with en suite WC and two further bedrooms. From the landing an open tread staircase leads to the attic room. The property benefits from recently installed modern timber double glazed sash windows and gas central heating. Another great feature of the property is the owners' private enclosed rear garden where you can enjoy the morning and afternoon sun. The garden is mainly laid to lawn surrounded by a flower border containing a variety of flowering plants and shrubs. At the bottom of the garden there is a substantial brick outbuilding which has the potential to be converted to a self contained bedsit with its own access to side, or could be demolished to allow for off street parking, subject to planning. There is also a greenhouse.

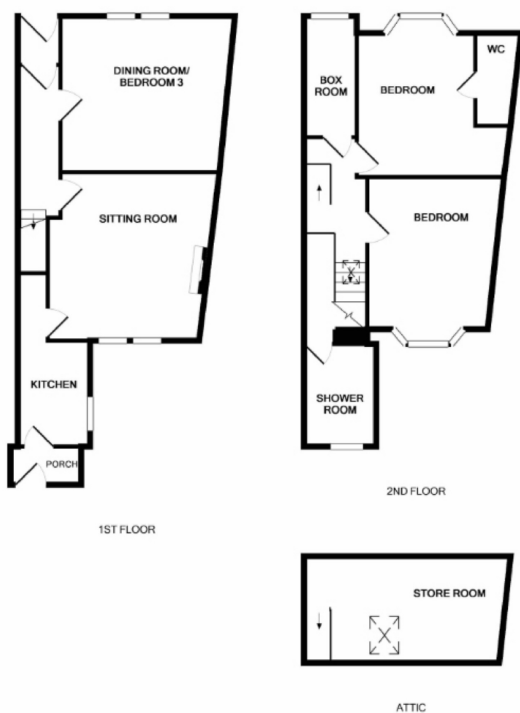




- Double Upper Apartment
- Sitting Room, Kitchen
- Dining Room/Bedroom 4
- Master Bedroom
- En Suite WC

- 2 Further Bedrooms, Attic Room
- Shower Room
- GCH, DG, EPC D
- Brick Outbuilding & Greenhouse
- Garden





Sitting Room	14'5 x 12'8	4.39m x 3.86m
Dining Room/Bedroom 4	13'9 x 12'7	4.19m x 3.84m
Kitchen	14'11 x 5'10	4.55m x 1.78m
Master Bedroom	13'8 x 10'1	4.17m x 3.07m
En Suite WC	7'5 x 3'5	2.26m x 1.04m
Bedroom 2	14'4 x 10'10	4.37m x 3.30m
Bedroom 3	10'5 x 4'3	3.18m x 1.30m
Shower Room	8'4 x 5'8	2.54m x 1.73m
Attic Room	16'6 x 8'10	5.03m x 2.69m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for indicative 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)

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.

aspc êspc fifêspc p̂spc t̂spc ŝpc



**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