



86d Market Street, St Andrews, KY16 9PA
Fixed asking price £349,000

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FIXED ASKING PRICE
£349,000

86d is an exceptionally spacious first floor flat in the heart of St Andrews, located in a prime position in Market Street literally metres from all amenities and conveniences and a very short walk to the University, beaches, golf courses, etc. It enjoys a delightful outlook from the lounge windows to the fountain and along Market Street. The front door of the property opens from the street to a shared hall where stairs rise to the first floor. 86d is found here where the main door opens into the hall giving access to all accommodation. The property benefits from gas fired central heating.

To the front of the property, the particularly large lounge offers space for lounge furniture, dining furniture and desk/study areas and there are two cupboards and built in shelving. The large window brings in natural light and offers views long the historic street. The remainder of the apartment extends to the rear and so enjoys a protected position allowing privacy and peace. Both bedrooms have south facing windows and built in wardrobes providing very good storage facilities. Further storage is found in the hall where there are more cupboards.

The shower room is equipped with cubicle with electric shower, along with w.c, sink, and fitted cupboard. It benefits from a heated towel rail and is modern in style. The kitchen is to the rear and

has cupboards and units, and the free standing electrical appliances will be included in the sale. To the rear of the property is a shared garden. The property has been successfully let for a number of years, this year achieving £1,236.00 per calendar month and the current tenants have expressed a desire to stay there until the summer of 2019. This is an ideal rental opportunity for investment and also carries potential for a development project if desired.





- Spacious first floor flat
- Town centre location
- Exceptionally large lounge
- Kitchen
- Two bedrooms
- Shower room
- Gas fired central heating
- Sash and case windows
- Security entry phone system
- Shared garden

INCLUDED

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

SERVICES

Gas
Water
Electricity
Drainage

VIEWING

By Appointment Through Our St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND

EPC RATING D

FLOOR AREA 100 sqm



Room Sizes

Approximate measurements

Lounge/diner	19'9" x 16'8"	6.03m x 5.09m
Bedroom 1	8'11" x 12'4"	2.72m x 3.75m
Bedroom 2	6'2" x 12'10"	1.87m x 3.91m
Kitchen	8'11" x 10'2"	2.72m x 3.11m
Shower room	6'5" x 6'10"	1.95m x 2.09m

Demonstrative only



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