



31d Market Street, St Andrews, KY16 9NS  
Offers over £175,000

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**OFFERS OVER**  
**£175,000**

This well proportioned studio flat is positioned in an ideal location in the very heart of St Andrews. It is found at the east and quiet - end of Market Street where there is very little passing traffic. Additionally the flat is set back from the main road and so enjoys a very peaceful and quiet location. Despite this, it is only moments' walk from all of the town's amenities including shops, restaurants and university buildings, and close to the beaches, golf courses etc.

The property comes to the market in good decorative order and benefits from gas fired central heating. The property is entered via a shared hall with internal stairs leading to the first floor level. Here, the flat's main door is found and opens to a long hallway leading to the accommodation. The main room serves as a living room and bedroom and has a cathedral ceiling with a storage area fitted providing both practical and aesthetic advantages. A door opens to the shower room which is equipped with an electric shower, wc and sink. The kitchen is separate from the main room and there is access off the main hallway. Though small, it is well equipped with units and free standing appliances which will be included in the sale.

The property is currently let, achieving £700 per calendar month and has been a successful rental property for a number of years. It would make an

ideal investment opportunity within both the student and holiday home market.







- First floor studio flat
- Excellent location in heart of St Andrews
- Quiet position away from main thoroughfare
- Main room: lounge and bedroom
- Separate kitchen
- Shower room
- Gas fired central heating
- Excellent rental opportunity

#### INCLUDED

All floor coverings  
Curtains and blinds  
Furniture and contents as seen  
White goods as seen

#### SERVICES

Gas  
Water  
Electricity  
Drainage

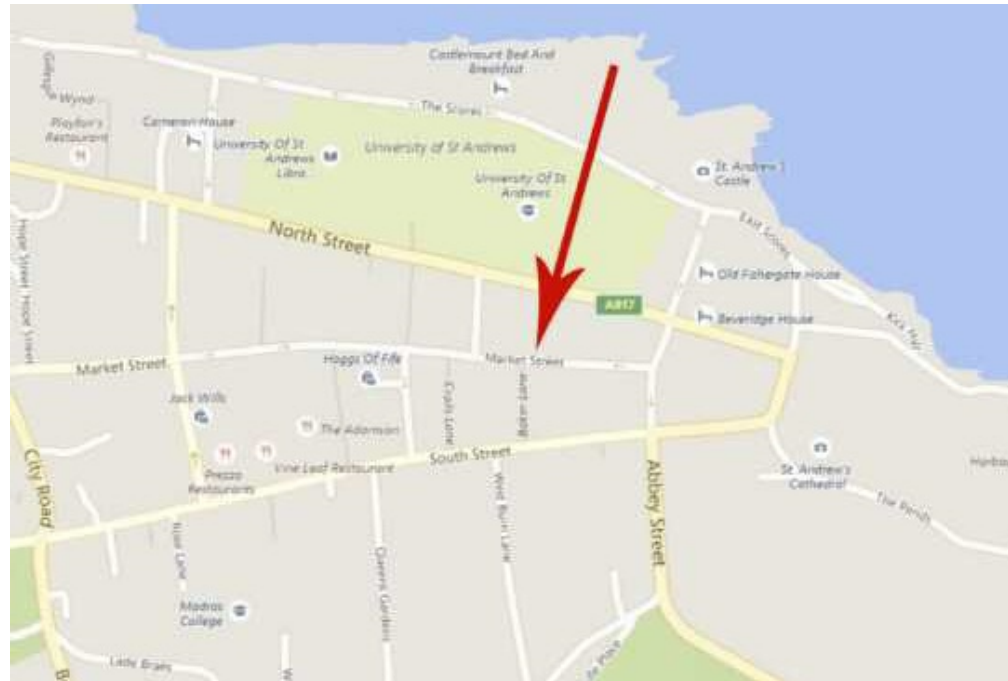
#### VIEWING

By Appointment Through Our St Andrews Office  
Telephone: 01334 477700

**COUNCIL TAX BAND B**

**EPC RATING D**

**FLOOR AREA 27 sqm**



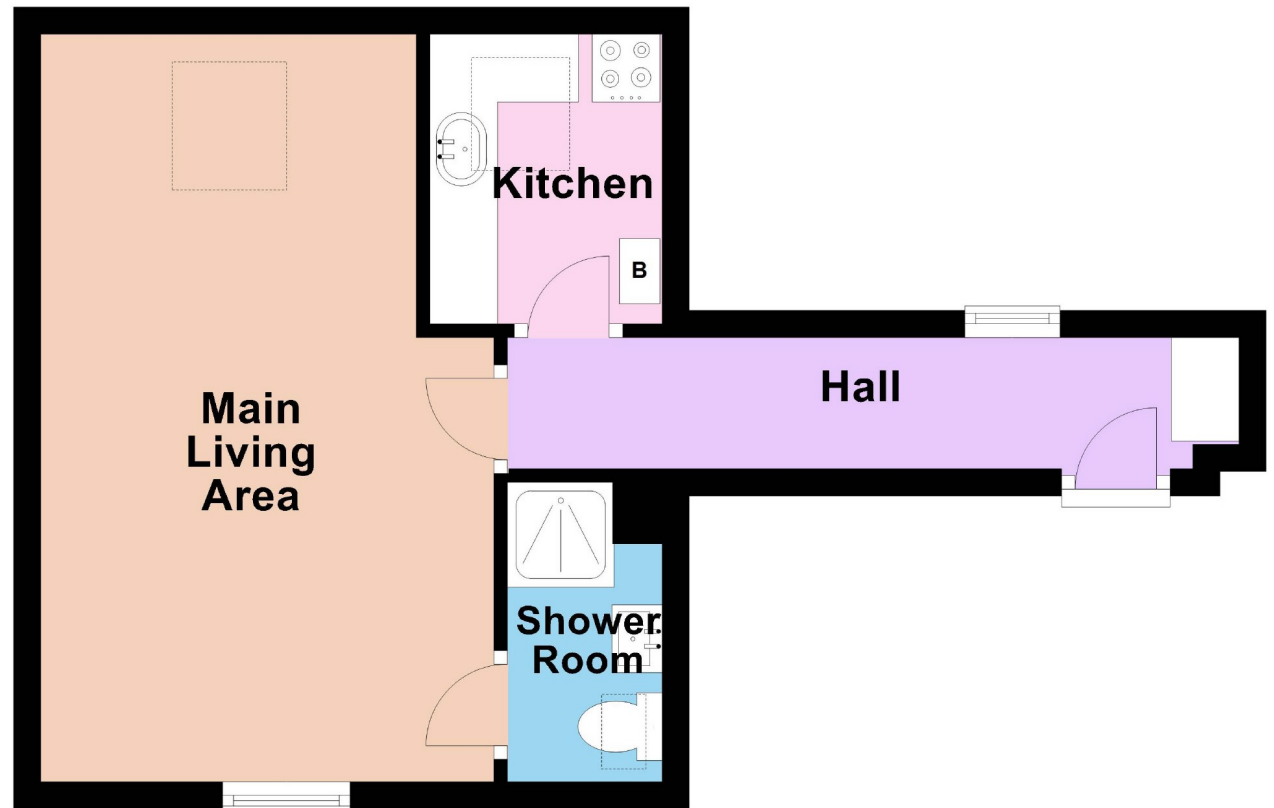
## Room Sizes

*Approximate measurements*

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