



15 Sandyhill Crescent

| St Andrews | KY16 8JR

Thorntons 
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Offers Over £190,000



Most attractive two bedroom ground floor apartment, enviably located close to the East Sands and harbour, situated in a quiet cul de sac within a popular residential area close to primary and secondary schools, supermarkets and the St Andrews Community Hospital and doctors' surgeries. Accessed from a lane close to the property the historic town centre with its many amenities is only a short walk from the property.



The modern refurbished accommodation comprises: entrance vestibule, entrance hall, sitting room, stylish breakfasting kitchen, rear vestibule with utility cupboard, two double bedrooms and shower room.

Externally the front garden is laid to lawn and mature shrubs and the rear garden has a paved patio area and also laid to lawn.

The apartment is currently utilised as a quality investment property but would be equally suitable as a private residence.



- Ground Floor Flat
- Sitting Room
- Breakfasting Kitchen
- Utility Cupboard
- 2 Double Bedrooms
- Shower Room
- GCH, DG, EPC C
- Front & Rear Garden



Entrance Vestibule	4'1 x 3'7 1.24m x 1.09m
Sitting Room	14'6 x 13'10 4.42m x 4.22m
Breakfasting Kitchen	10'0 x 7'2 3.05m x 2.18m
Bedroom 1	13'3 x 12'2 4.04m x 3.71m
Bedroom 2	11'6 x 11'1 3.51m x 3.38m
Rear Vestibule	3'3 x 3'2 0.99m x 0.97m
Utility Cupboard	6'0 x 2'11 1.83m x 0.89m
Shower Room	7'10 x 4'8 2.39m x 1.42m

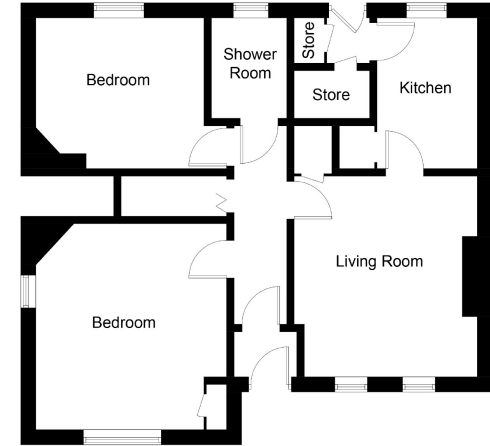


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