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21 Watson Avenue

| St Andrews | KY16 8JS

Offers Over £175,000

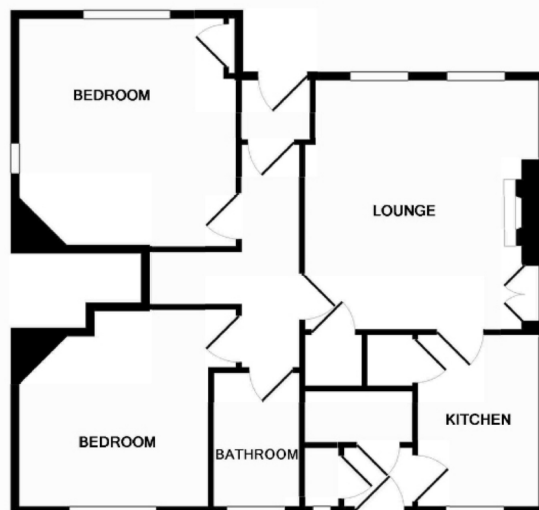
Entrance Vestibule	4'2 x 3'7	1.27m x 1.09m
Sitting/Dining Room	14'6 x 13'8	4.42m x 4.17m
Breakfasting Kitchen	10'1 x 7'2	3.07m x 2.18m
Bedroom 1	13'4 x 12'3	4.06m x 3.73m
Bedroom 2	11'6 x 11'1	3.51m x 3.38m
Bathroom	7'10 x 4'9	2.39m x 1.45m
Rear Vestibule	3'7 x 2'7	1.09m x 0.79m



This most attractive ground floor two bedroom main door apartment is located within easy walking distance of the town centre, giving easy access to all the attractions this historic town has to offer, such as the Old Course, university departments, St Andrews Cathedral, the harbour and East Sands. The spacious bright accommodation comprises entrance vestibule, entrance hall, sitting/dining room, fitted breakfasting kitchen, two double bedrooms and bathroom with shower over bath. The property benefits from double glazing and gas central heating. The well maintained gardens to front and rear are mainly laid to lawn. Although currently utilised as a superb rental property it could be considered for its potential as a holiday home or private residence.



- Great Investment Property
- Ground Floor Flat
- Sitting/Dining Room
- Breakfasting Kitchen
- 2 Double Bedrooms
- Bathroom
- GCH, DG, EPC C
- Garden



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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