

# Thorntons

*Let's get a move on!*

ALEXANDRA  
PLACE

**Panda Valley**  
Chinese & Thai Cuisine

FOR SALE/  
MAY LET

Welcome to  
**Panda Valley**  
Chinese & Thai Cuisine  
Restaurant

2E Alexandra Place, St Andrews, KY16 9XD

01334 474200 | [WWW.THORNTONS-PROPERTY.CO.UK](http://WWW.THORNTONS-PROPERTY.CO.UK)





**Thorntons are delighted to bring to the market this central top floor flat, which is currently used as a very successful two bed rental.**

*Located on St Marys Place, within an attractive period terrace, Alexandra Place is ideally located for easy access to the University, all local amenities and the famous Old Course.*

The accommodation comprises secure main door entry, shared stairs to top floor; main hall, dining kitchen, two bedrooms and shower room. This flat benefits from gas central heating. All furniture and fittings available if required.

EPC Rating - D.

## St Andrews

The historic town of St Andrews is without doubt one of the most popular locations in Britain. St Andrews is home to the Royal and Ancient Golf Club and the famous Old Course. Its amenities include Scotland's oldest university, founded in 1413, beautiful award winning beaches, historic buildings, including the ruins of the cathedral, castle and St Rule's Tower and a wide variety of specialist shops and restaurants.

Renowned worldwide as "the home of golf", the residents of the town are eligible for reduced green fees over the seven St Andrews Links courses. There are many other golf courses in the area, including The Dukes, Kingsbarns and the Fairmont St Andrews complex (formerly St Andrews Bay).

St Andrews is well placed for commuting to most of the surrounding towns such as Dundee, Perth, Kirkcaldy, Glenrothes and Cupar. The railway station at nearby Leuchars is on the main Aberdeen to London line and provides a fast link to both Dundee and Edinburgh. Edinburgh airport with its shuttle service to London is approximately fifty miles away and further airport facilities and London flights are available from Dundee.



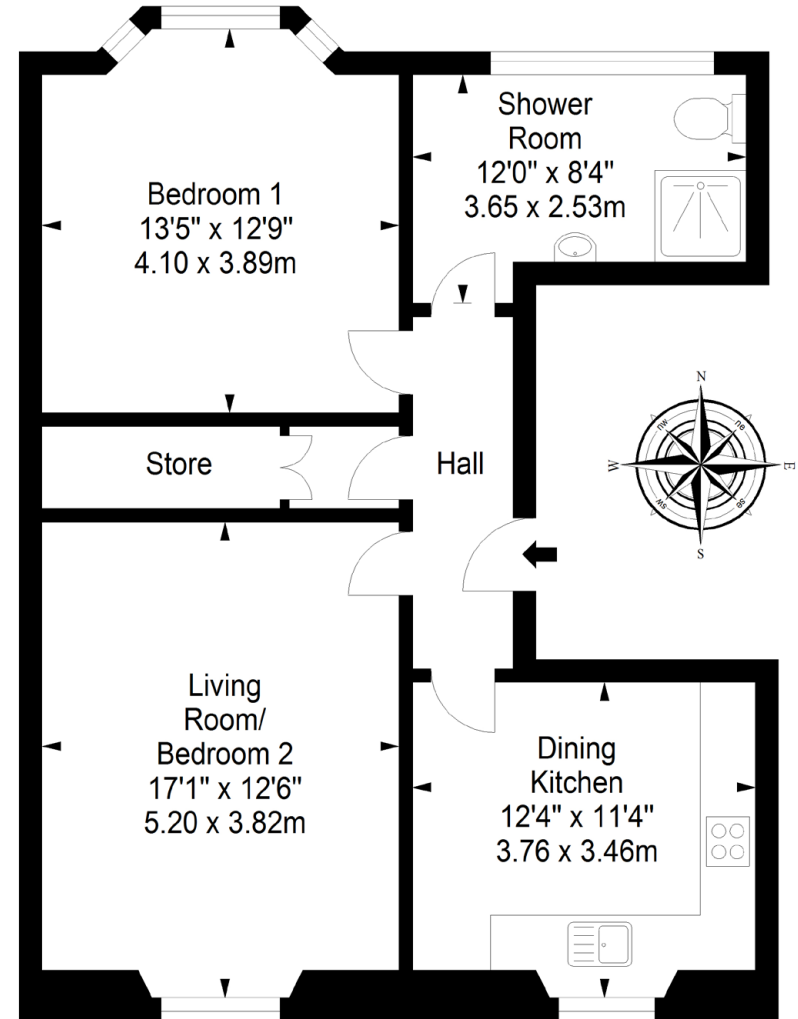






## Top Floor

Approx. 61.0 sq. metres (656.6 sq. feet)



Total area: approx. 61.0 sq. metres (656.6 sq. feet)

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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All you need