





Recently refurbished one bedroom first floor apartment, enviably located only minutes from the town centre, giving easy access to all the attractions this historic town has to offer, such as the superb shopping facilities, restaurants, St Andrews Cathedral and Castle, the harbour and East Sands.

The property is within easy walking distance to the Old Course and of all university departments. The accommodation has been recently renovated and comprises entrance hall, sitting/ dining room, modern fitted kitchen, double bedroom and shower room. The property benefits from gas central heating and double glazing. To the side of the property there is a shared path which leads to the main entrance door. The private rear garden is mainly laid to lawn. There is a timber garden shed. The apartment is equally suitable as a comfortable private residence, holiday home/golfing base or for its investment potential through letting.

EPC Rating: C

### St Andrews

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 host to the 2022 Open Championship. 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 provides good state schooling at Madras College and private schooling at St Leonards. 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.





