





Attractive B-Listed period development

Centrally located in charming St Andrews, within strolling distance of shops, the beach and university, this bright and airy two-bedroom, two-bathroom flat offers a highly-appealing home for professionals or a prime rental investment. The south-facing flat is well presented with tasteful neutral interiors and lies on the second-floor of a handsome B-Listed development accompanied by communal garden grounds and residents' parking.

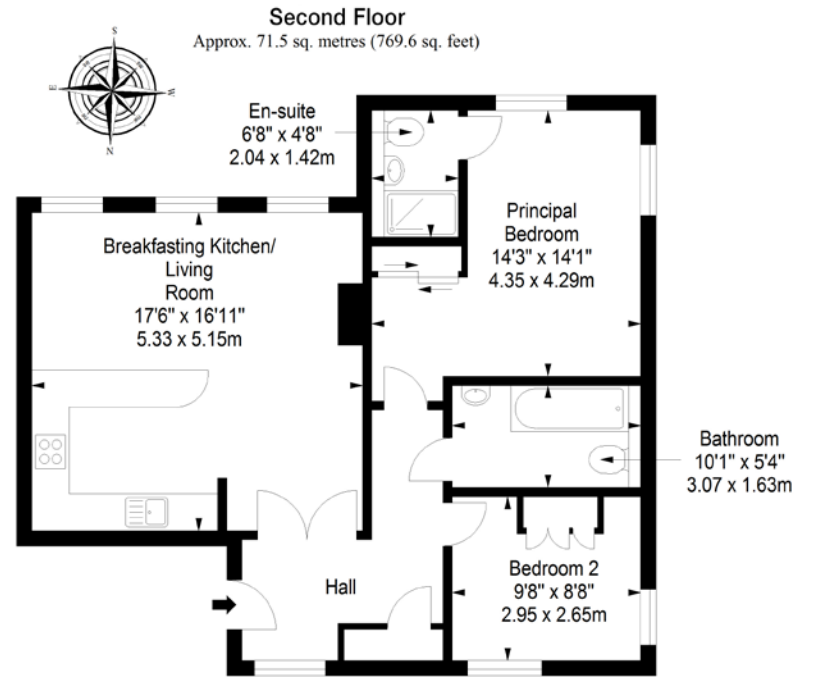


The flat is reached via a well-maintained communal stairwell with secure entry. On opening the front door, you step into an entrance hall housing useful incorporated storage. Accessed from the hall via double doors is the home's sociable open-plan living space bathed in all-day sun via triple south-facing sash windows. This inviting room includes a comfortable seating area and an ultra-stylish kitchen with a breakfasting peninsula, heightened by honey-coloured contemporary flooring. In addition to glossy metallic-grey cabinetry and a downlit wood-toned worktop, the well-equipped kitchen comes neatly integrated with a fridge freezer, a dishwasher, a washing machine, an oven, and an induction hob with a feature hood. Also located within the home are two dual-aspect double bedrooms, comfortably carpeted and supplemented by built-in wardrobes. The south-facing principal bedroom further benefits from the convenience of an en-suite shower room. Completing the accommodation and accessed from the hall is a bathroom replete with a WC-suite, a towel radiator, and a shower-over-bath. The property is heated via a gas central heating system.

Outside, the attractive development allows its residents shared access to a delightful courtyard garden with an allocated parking space for number 12, as well as visitors' parking.

Extras: All fitted floor and window coverings, light fittings, and kitchen goods are included in the sale.





Total area: approx. 71.5 sq. metres (769.6 sq. feet)

Features

- Highly desirable coastal location
- Attractive B-Listed period development
- South-facing second-floor flat
- Secure entry system
- Entrance hall with storage
- Open-plan living room & breakfasting kitchen
- 2 Dual-aspect double bedrooms with storage
- En-suite shower room
- Bathroom with shower-over-bath
- Communal courtyard garden
- Allocated residents' parking
- Gas central heating
- EPC Rating - C

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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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