







**Beautifully refurbished one bedroom apartment, with fine south facing views over the Kinness Burn, forming part of a popular development, enviably located within the heart of the vibrant historic town centre, just off the main shopping thoroughfares and within walking distance of restaurants, St Andrews Cathedral and Castle, picturesque harbour and East Sands.**

*The property is a fifteen minute walk to the Old Course and is also within easy walking distance of all university departments.*

The bright, superbly maintained accommodation comprises entrance vestibule with large store cupboard, square shaped entrance hall, elegant sitting/dining room with upgraded double glazed patio doors giving access to the Kinness Burn, modern fitted kitchen with breakfast bar, double bedroom and refurbished contemporary shower room. The apartment benefits from double glazing and gas central heating. The property is set in communal garden grounds mainly laid to attractive shrubs and trees. There is also private residents' parking.

Currently utilised as a successful letting property, it would also make a comfortable private residence or ideal holiday home/golfing base.

All furniture and furnishings are available by separate negotiation.

EPC Rating - D.



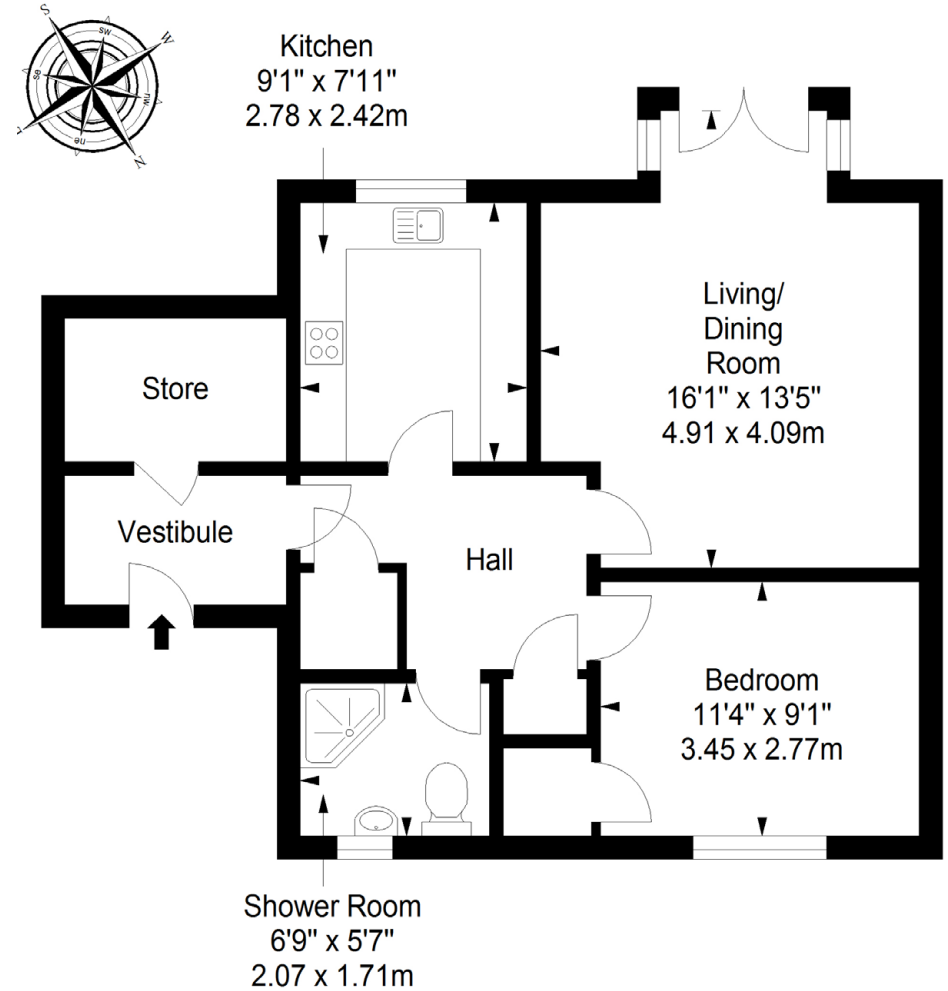






## Ground Floor

Approx. 55.6 sq. metres (598.5 sq. feet)



Total area: approx. 55.6 sq. metres (598.5 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