



This luxury three bedroom top floor apartment, with views over St Leonard's playing fields, St Rule's Tower, Cathedral and the sea, forms part of an exclusive development in a sought after residential area of St Andrews, only a short walk from the main shopping facilities, restaurants and St Andrews Cathedral, Castle and harbour. The property is approximately a ten minute walk to the Old Course and is also within easy walking distance of all university departments.

The apartment's modern design incorporates many superb quality finishes, from the luxury fitted dining kitchen, 'Porcelanosa' sanitary ware, to the oak doors throughout. The bright accommodation comprises entrance hall, sitting room, fitted dining kitchen, master bedroom with en suite shower room, two further double bedrooms (one currently utilised as a dining room) and bathroom. The property also benefits from video door entry system, intruder alarm, double glazing and gas central heating. The apartment has an allocated parking space and a secure garage. There is also ample visitor parking. All fixed fitted floor coverings are included within the sale. Most of the furniture and furnishings are available by separate negotiation.

This smart apartment can be utilised as a superb town residence, an ideal golfing base/holiday home or could be viewed for its investment potential through letting.

## Location

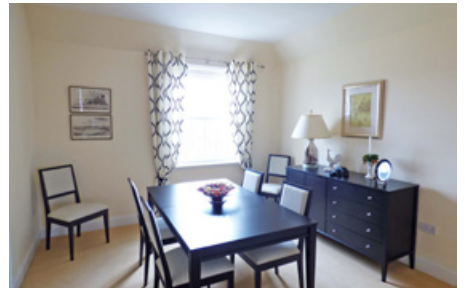
The historic town of St Andrews is without doubt one of the most popular locations in Britain. St Andrews is home to the Royal and Ancient Golf Club and the famous Old Course, host to the 2015 Open Championship. Its amenities include Scotland's oldest university, founded in 1413, beautiful award winning 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 (for girls and boys up to the age of eighteen).

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.



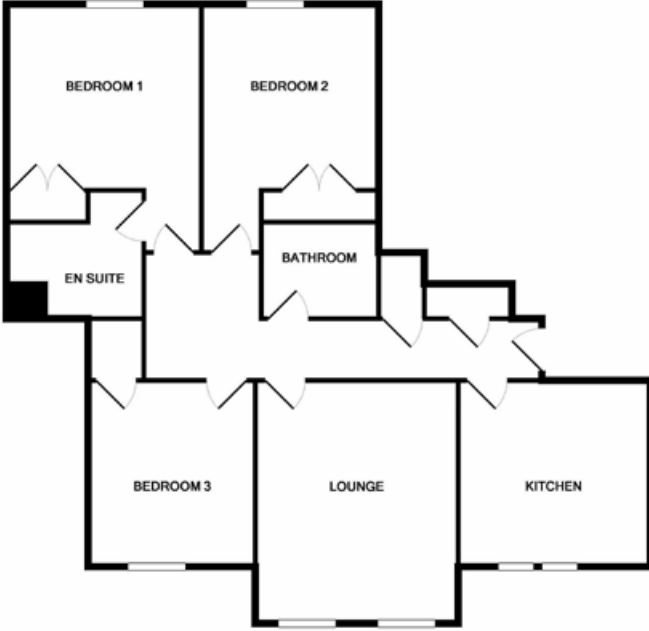




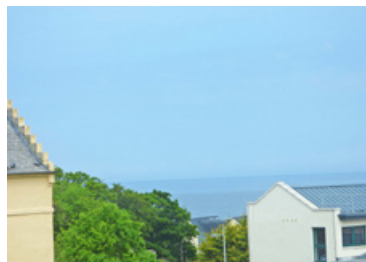
# 8 Adamson Court, St Andrews, Fife, KY16 9LJ

## Room Dimensions

Sitting Room	13'8" x 16'2"	(4.17m x 4.93m)
Dining Room/Bedroom	3 11'4" x 12'4"	(3.45m x 3.76m)
Dining Kitchen	12'5" x 12'2"	(3.78m x 3.71m)
Master Bedroom	12'9" x 12'7"	(3.89m x 3.84m)
En Suite Shower Room	8'8" x 8'3"	(2.64m x 2.51m)
Bedroom 2	12' x 12'4"	(3.66m x 3.76m)
Bathroom	8' x 6'2"	(2.44m x 1.88m)



Illustrative only. Not to scale.



8 Adamson Court, St Andrews, Fife, KY16 9LJ

# Thorntons

St Andrews: 17-21 Bell Street, St Andrews, Fife KY16 9UR  
Tel 01334 474200 Fax 01334 476366  
E: standrews@thorntons-law.co.uk

Anstruther: Tel 01333 310481 E: anstruther@thorntons-law.co.uk  
Arbroath: Tel 01241 876633 E: arbroath@thorntons-law.co.uk  
Cupar: Tel 01334 656564 E: cupar@thorntons-law.co.uk  
Dundee: Tel 01382 200099 E: dundee@thorntons-law.co.uk  
Edinburgh: Tel 0131 225 8705 E: edinburgh@thorntons-law.co.uk  
Forfar: Tel 01307 466886 E: forfar@thorntons-law.co.uk  
Kirkcaldy: Tel 01592 803400 E: kirkcaldy@thorntons-law.co.uk  
Montrose: Tel 01674 673444 E: montrose@thorntons-law.co.uk  
Perth: Tel 01738 443456 E: perth@thorntons-law.co.uk

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2 Public



2 Bed



1 Bath



Residents &  
Visitor Parking



EPC Rating



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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.