



Thorntons

Let's get a move on!



49 St Nicholas Street, St Andrews, KY16 8BH

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Substantial three-bedroom semi-detached property, set within a large corner plot and situated within a popular residential area.

Close to a bus route and within walking distance of the town centre, with easy access to all the attractions this historic town has to offer, such as the Old Course, university departments, St Andrews Cathedral, the harbour, the beach and the leisure centre at East Sands.

The property is also within walking distance of primary and secondary schools, supermarkets, the St Andrews Community Hospital and doctors' surgeries.

The well-maintained bright accommodation comprises on the ground floor: entrance hall, sitting room, fitted breakfasting kitchen, sun room, bathroom, rear vestibule with shower cubicle off, and on the upper floor: three bedrooms and cloakroom. The property provides an opportunity to develop into the panelled attic space to create further accommodation, subject to planning. The property benefits from gas central heating and double glazing.

To the front of the property there is a driveway which leads to the timber garage/shed with off-street parking for further vehicles. The front garden is mainly laid to stone chips interspersed with mature shrubs. The garden extends around the side and rear of the property where the garden is mainly paved with shrubbery and enjoys a south-facing sunny aspect. There is a brick-built air raid shelter/store behind the garage. With the size of the garden, there is again great potential for extension, subject to planning.

Although previously utilised for letting purposes it would be equally suitable as a private residence.

EPC Rating - D.

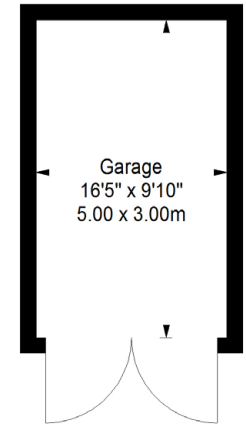




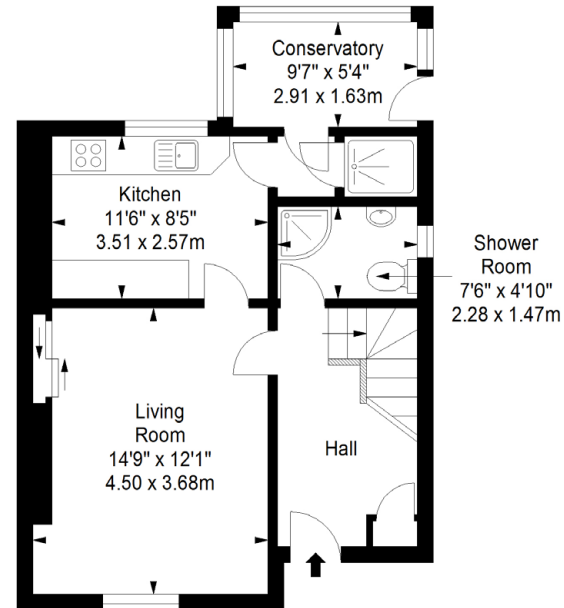
Garden Store
Approx. 8.0 sq. metres (86.1 sq. feet)



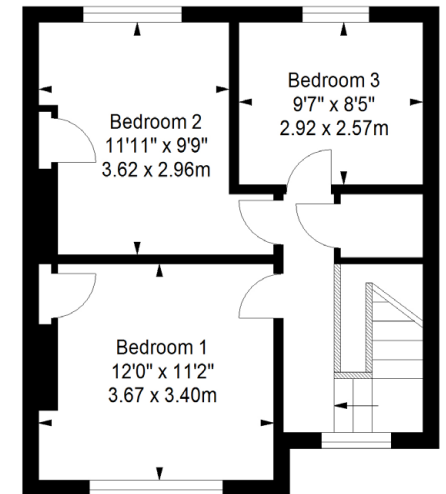
Garage
Approx. 15.0 sq. metres (161.5 sq. feet)



Ground Floor
Approx. 45.2 sq. metres (486.5 sq. feet)



First Floor
Approx. 41.8 sq. metres (449.9 sq. feet)



Total area: approx. 110.0 sq. metres (1184.0 sq. feet)