



4 Alexandra Court, St Andrews, KY16 9XH
Offers over £410,000



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OFFERS OVER
£410,000

This lovely flat enjoys what can arguably be one of the best locations in St Andrews; between Market Street and South Street, it is within moments' walk of shops, university, restaurants and golf courses, yet away from traffic and street noise.

It forms part of the first floor a stunning modern development right in the heart of the town. The accommodation is well presented and benefits from gas fired central heating backed up with sealed unit double glazing throughout.

The building is accessed from either side through main front doors with security entry phone system opening into a well-kept shared hallway. Stairs rise to first floor where Number 4's front door is found.

The large lounge and two of the bedrooms benefit from a south facing aspect, enjoying streams of natural light. The well fitted dining kitchen is complete with integrated fridge freezer, oven and hob, and freestanding dishwasher and washing machine. It is also large enough for dining table and chairs. The spacious master bedroom has a stylish en-suite shower room and a large built in double wardrobe with mirror fronted sliding doors. Bedroom two is a further double room, also benefitting from a built in wardrobe and bedroom three is a generously proportioned single room. There is an attractive modern bathroom with

corner bath complete with over bath shower and screen, wc and sink. Both bathrooms are extensively tiled.

Finishings throughout the flat are of excellent quality with a lovely oak effect floor in the hall, tiled floors in the bathrooms and excellent timber finishes to doors.

Outside, the flat enjoys a shared south facing garden with pedestrian access from South Street, and the flat has one allocated parking space with access to a shared space, accessed from City Road. There is a lockable outside store.

The property has been successfully let for a number of years, currently achieving £1460 pcm for the rental of two rooms. It would make an excellent buy-to-let investment, holiday rental, or lock-up-and-leave holiday home. An early viewing is recommended.





- Modern and spacious flat
- Excellent central location
- Large Lounge
- Well fitted dining kitchen
- Master Bedroom with en-suite shower room
- Two further bedrooms
- Family bathroom
- GCH & DG
- Security entry phone system
- Shared garden
- One allocated parking space with access to a shared space
- Lockable outside store

INCLUDED

Carpets and floor coverings
Curtains and blinds
Integrated oven and hob, and fridge freezer
Free standing dishwasher and washing machine
Furniture available by separate negotiation

SERVICES

Gas
Water
Electricity
Drainage

VIEWING

By Appointment Through Our St Andrews Office
Telephone: 01334 477700

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Room Sizes

Approximate measurements

Lounge	16'4" x 10'11"	4.99m x 3.34m
Kitchen	10'7" x 11'3"	3.22m x 3.44m
Master Bedroom	9'11" x 10'4"	3.02m x 3.15m
En Suite Shower Room	7'0" x 5'9"	2.13m x 1.76m
Bedroom 2	9'3" x 10'11"	2.83m x 3.32m
Bedroom 3	8'9" x 10'9"	2.67m x 3.28m
Bathroom	7'6" x 6'6"	2.28m x 1.97m



Plan demonstrative only - not to scale



Total area: approx. 76.5 sq. metres (823.6 sq. feet)



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