





Thorntons are delighted to bring to the market this delightful ground floor flat in the highly sought Retirement Complex at Argyle Court.

No 7 is located on the North side of the complex with direct access to a small garden and access onto the Argyle Street Car Park.

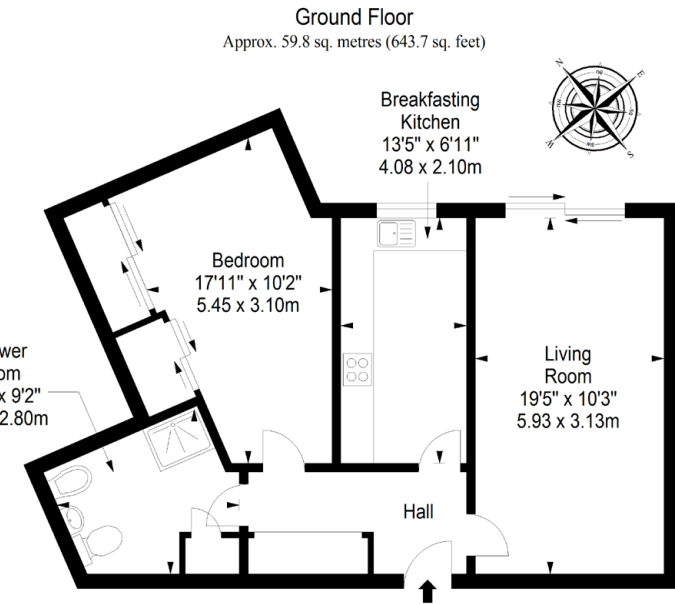
Argyle Court is within walking distance of the main shopping centre of St Andrews and is also close to the bus station, taxi rank, Kinburn Park and Hope Park Church. The complex is for the more mature resident (over 50 years old) who is looking for a central location in St Andrews. It has a very well utilised comfortable communal lounge overlooking the central landscaped gardens. All public areas are fully heated and carpeted. There is a house manager, lift, an emergency alarm and security entry system controlling access to the building, and, on each floor, a central refuse point.

The flat has been well maintained and benefits from white meter electric heating, full double glazing and excellent storage facilities. The accommodation comprises; entrance hall with storage cupboards, spacious sitting dining room, fitted breakfasting kitchen, double bedroom and refurbished shower room. The sale includes the fixed fitted floor coverings, washing machine, fridge and the newly installed oven, hob and freezer (no guarantees given).

The communal gardens are beautifully maintained and there is also residents' parking.

EPC Rating - C.





Total area: approx. 59.8 sq. metres (643.7 sq. feet)

St Andrews

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. 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 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.

17-21 BELL STREET, ST ANDREWS, KY16 9UR, UNITED KINGDOM | 01334 474200 | WWW.THORNTONS-PROPERTY.CO.UK | STANDREWSEA@THORNTONS-LAW.CO.UK

Branches: Anstruther | Arbroath | Cupar | Dundee | Edinburgh | Forfar | Kirkcaldy | Montrose | Perth | St Andrews

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.

esp fife^{sp}
All you need