











**Most attractive easily maintained second floor apartment forming part of a popular retirement complex in central St Andrews.**

The delightful accommodation comprises entrance hall with mirrored storage cupboards, elegant sitting room with views to Kinburn tennis courts and Tentsmuir/ Angus hills beyond, fitted breakfasting kitchen, double bedroom with double wardrobe and similar views to sitting room, and beautifully refurbished wet room with walk-in power shower and aqua wall panels.

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 managed by Bield Housing and Care and new residents are accepted from fifty years of age who are looking for a superb central location in St Andrews. It has a very well utilised comfortable communal lounge overlooking the central landscaped gardens. All public areas benefit from full heating and carpeting. There is a part time house manager, lift, an emergency alarm and security entry system controlling access to the building.

The communal gardens are beautifully maintained and are open to the public as part of the St Andrews Open Garden Scheme. There is also residents' parking.

EPC Rating - C.

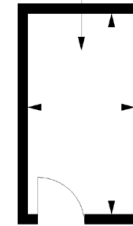
**Location**

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. 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.



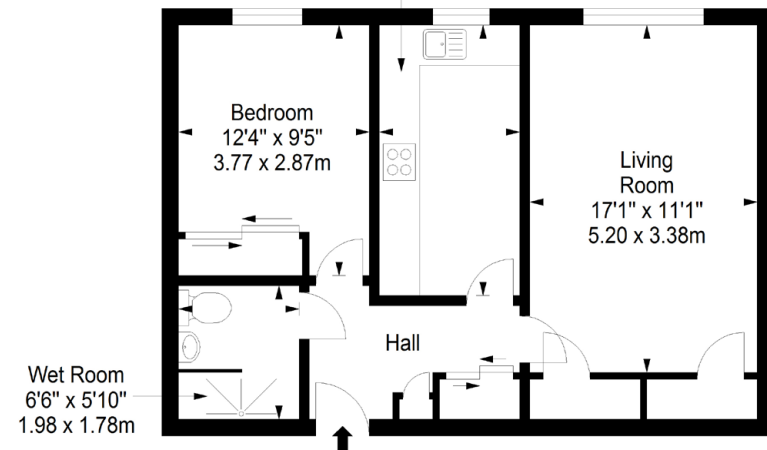
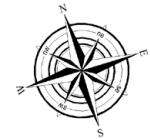
Shared Store  
Approx. 4.8 sq. metres (51.7 sq. feet)

Shared Store  
9'11" x 5'3"  
3.01 x 1.60m



Second Floor  
Approx. 51.0 sq. metres (548.9 sq. feet)

Dining Kitchen  
13'3" x 6'11"  
4.03 x 2.10m



Total area: approx. 55.8 sq. metres (600.6 sq. feet)

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

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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.

**espc fife** spc  
All you need