

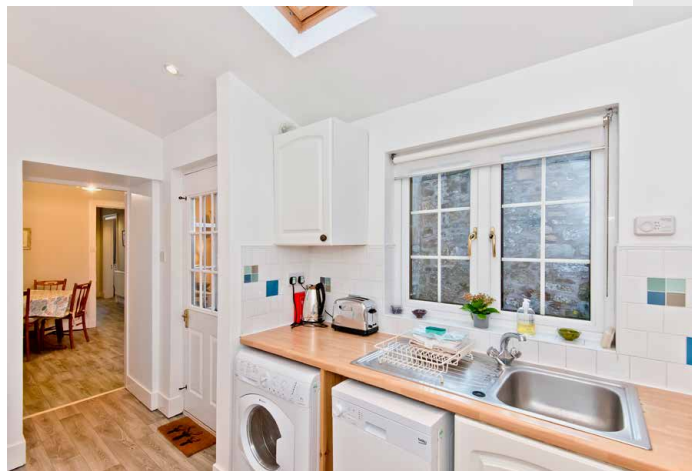




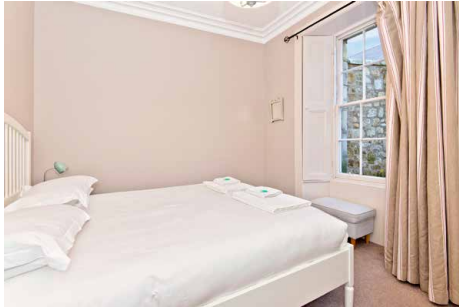
Beautiful Victorian End Terraced 1 / 2 Bedroom Ground Floor Garden Flat, retaining some original features and offering views over the Kinness Burn.

The property benefits from being very well maintained, generous rooms sizes, modern kitchen and bathroom, neutral décor, private courtyard garden, well placed for access to the Town Centre and all amenities including University Buildings and Old Course golf course, direct access to Queens Gardens from the rear.

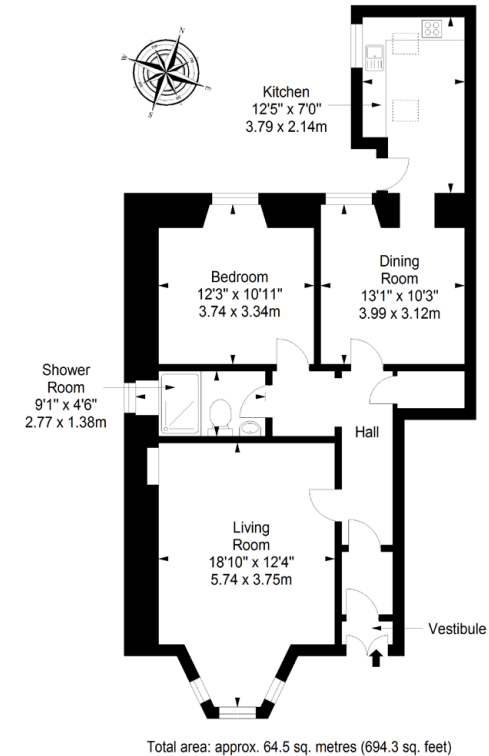
The property is suitable to array of buyers, including those looking for a letting investment, lock and leave holiday home, holiday let, student let, or a stunning personal apartment. Viewing is a must to appreciate this delightful property. The accommodation consists of: Characteristic shared entrance vestibule, entrance hallway with large storage cupboard, beautiful and bright lounge with bay window, fireplace and recessed shelving storage (this room can easily be utilised for additional sleeping arrangements (Bed room 2 if Required), dining/ family room leading though to the modern fitted kitchen with integrated oven, hob, extractor, wall mounted boiler and doorway leading to the private courtyard garden, ideal for sitting out, good sized double bedroom with original shutters, shower room with large walk in shower. GCH/DG. Externally to the front the garden is accessed via a hedged archway with a walk way leading to the entrance of the property, to the left there is private garden ground which is laid to lawn with planted border and incorporates mature bushes and shrubs. To the rear there is a private walled courtyard, there are a few steps that give direct access to a route to Queens Gardens and on towards the Town Centre. EPC Rating: D.







Ground Floor
Approx. 64.5 sq. metres (694.3 sq. feet)



Area

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. 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.