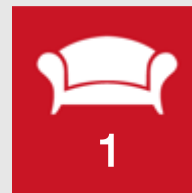


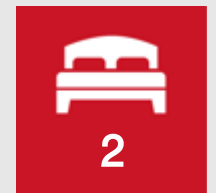


Thorntons 
The right way to move

21 Argyle Court, St Andrews,
Fife KY16 9BW



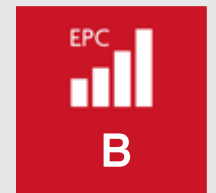
1



2



1



B



Summary

An attractive and well-presented first-floor, 2-bedroom flat within the sought-after Argyle Court development, ideally situated in the historic town of St Andrews. The property offers a welcoming community setting, designed for those seeking comfort, security, and convenience in retirement living with new residents accepted from 50 years of age. Bright and spacious rooms, modern fittings, and a practical layout ensure this home provides both style and functionality. The property benefits from shared gardens, private residents' parking and a Careline Alarm system. The council tax band is E and the property is factored by Trinity factors.

Features

- Retirement living - aged 50+
- Bright and well-equipped breakfasting kitchen with integrated appliances and stylish finishes
- Generously proportioned living/dining room with large picture window
- Two well-sized bedrooms, with neutral décor, offering scope for personalization
- Modern, upgraded shower room with walk-in shower and striking feature wall
- Attractive retirement living development, designed for comfort and security
- Excellent St Andrews location, close to shops, amenities, and leisure facilities
- Total floor area of approx. 64.2 sq. metres (691.1 sq. feet)

Room Measurements

Kitchen: 13'5" x 6'11" (4.10m x 2.10m)

Living/Dining Room: 19'6" x 10'1" (5.95m x 3.08m)

Bedroom 1: 12'8" x 9'5" (3.85m x 2.87m)

Bedroom 2: 12'8" x 7'1" (3.85m x 2.15m)

Shower Room: 6'6" x 5'11" (1.97m x 1.80m)



A well-presented first floor, 2 bedroom
flat within the sought after Argyle Court
development







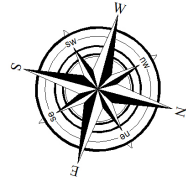
The property is ideally located within
easy reach of the town centre, shops,
restaurants and leisure facilities



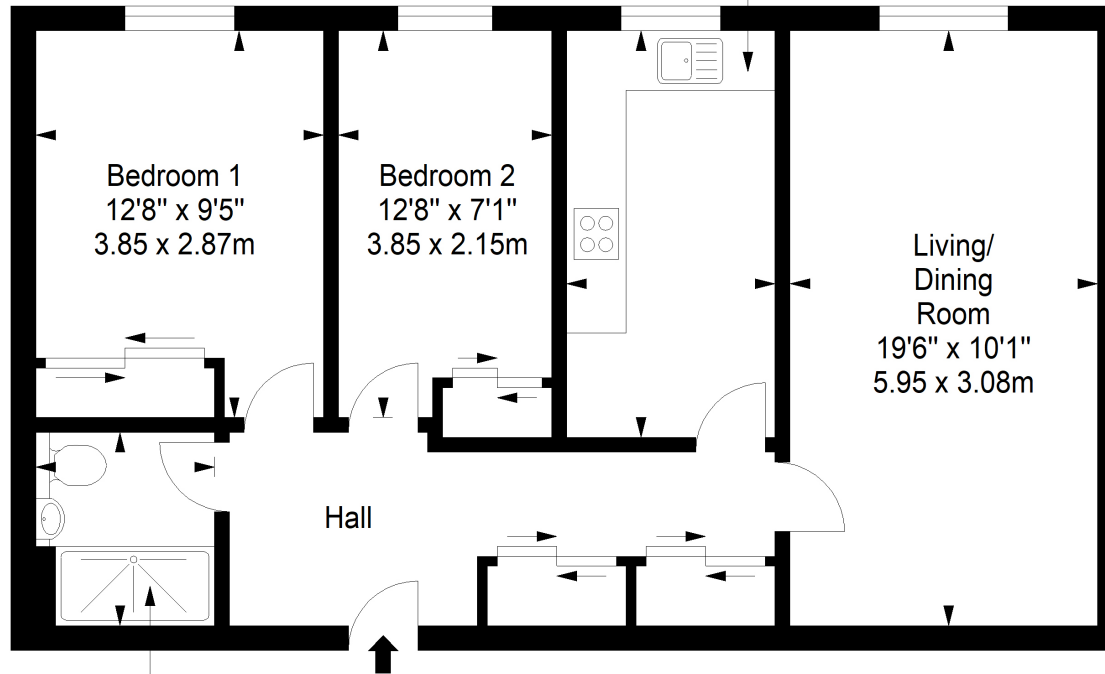
Floorplan

First Floor

Approx. 64.2 sq. metres (691.1 sq. feet)



Breakfasting Kitchen
13'5" x 6'11"
4.10 x 2.10m



Bedroom 1
12'8" x 9'5"
3.85 x 2.87m

Bedroom 2
12'8" x 7'1"
3.85 x 2.15m

Living/
Dining
Room
19'6" x 10'1"
5.95 x 3.08m

Hall

Shower Room
6'6" x 5'11"
1.97 x 1.80m

Total area: approx. 64.2 sq. metres (691.1 sq. feet)

Thorntons

The right way to move



Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10
3EA
01333 310481
anstrutherea@thorntons-law.co.uk

ARBROATH

Brothockbank House, Arbroath,
DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-5 High Street, Bonnyrigg, EH19
2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore,
Dundee DD1 4BJ
01382 200099
dundeaea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2
0PA
01738 443456
perthea@thorntons-law.co.uk

INVERNESS

Kintail House, 2 Sir Walter Scott
Drive, Inverness, IV2 3BW
01463 383977
genea@thorntons-law.co.uk

ST ANDREWS

19-21 Bell Street, St Andrews
01334 474200
standrewsea@thorntons-law.co.uk

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



@ThorntonsPropertyServices



@ThorntonsProperty



@ThorntonsPS