



Thorntons 
The right way to move

13a Howard Place, St Andrews

Fife, KY16 9HL





Summary

Set over the ground and first floors of a listed Georgian terrace in the heart of St Andrews, this spacious and characterful two-bedroom flat offers access to attractive residents' gardens and conveniently unrestricted on-street parking. Facing southwest with leafy views, the interiors boast high ceilings, large sash windows, and authentic period details, all complemented by a neutral decorative finish. The layout includes two double bedrooms (one with a dressing room), a bathroom, and a convenient second WC. There are also two impressively sized reception rooms with an open-plan arrangement and direct access to a tasteful contemporary kitchen. Extras: All fitted floor and window coverings and light fittings will be included in the sale.

Features

- Duplex flat in a B-listed Georgian terrace
- Communal vestibule with secure entry
- Vestibule and hall with encaustic tiling
- Generous living room open to:
- Large southwest-facing dining room
- Sunny contemporary kitchen with dining room access
- Two double bedrooms (one with a dressing room)
- Modern bathroom with shower-over-bath
- Convenient ground-floor WC off the hall
- Attractive residents' gardens
- Unrestricted on-street parking
- Gas central heating



"This Georgian double-level flat offers a generous open-plan living and dining space, connected to a sunny contemporary kitchen."



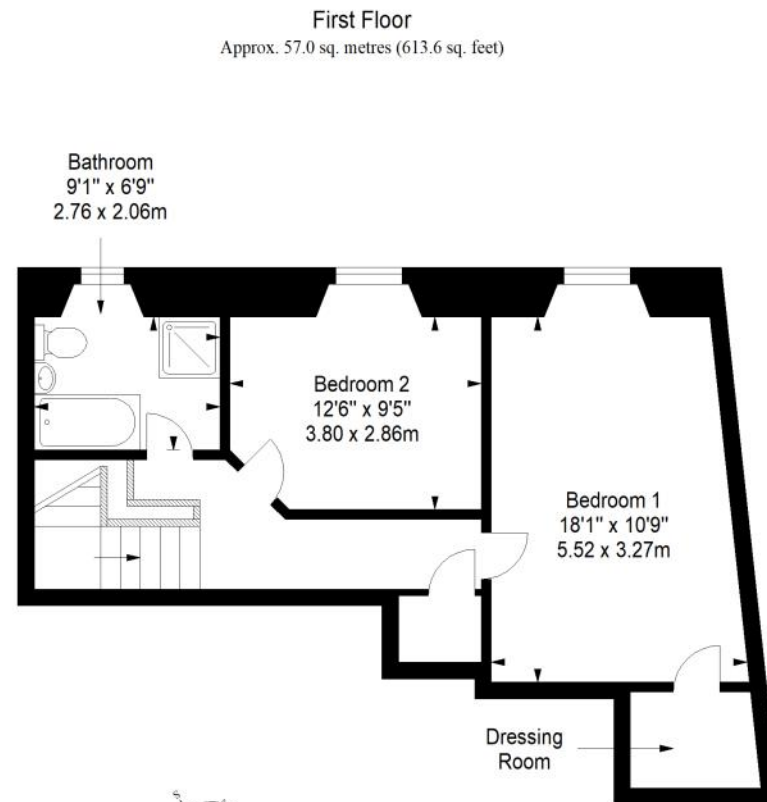
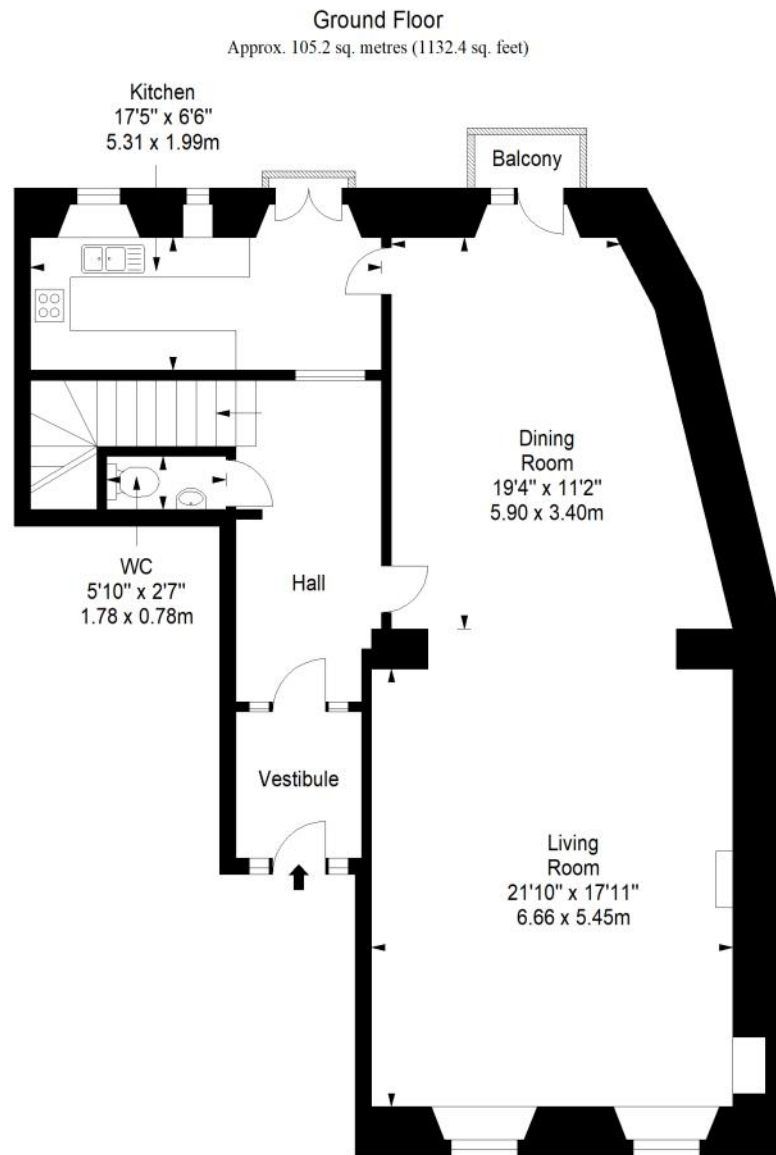




"A highly coveted address in central St Andrews, with unrestricted parking and proximity to the university, beach, and golf courses."



Floorplan



Total area: approx. 162.2 sq. metres (1746.0 sq. feet)



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