



**Thorntons**   
The right way to move

## 22 Adamson Court,

St Andrews, Fife,  
KY16 9LJ





## Summary

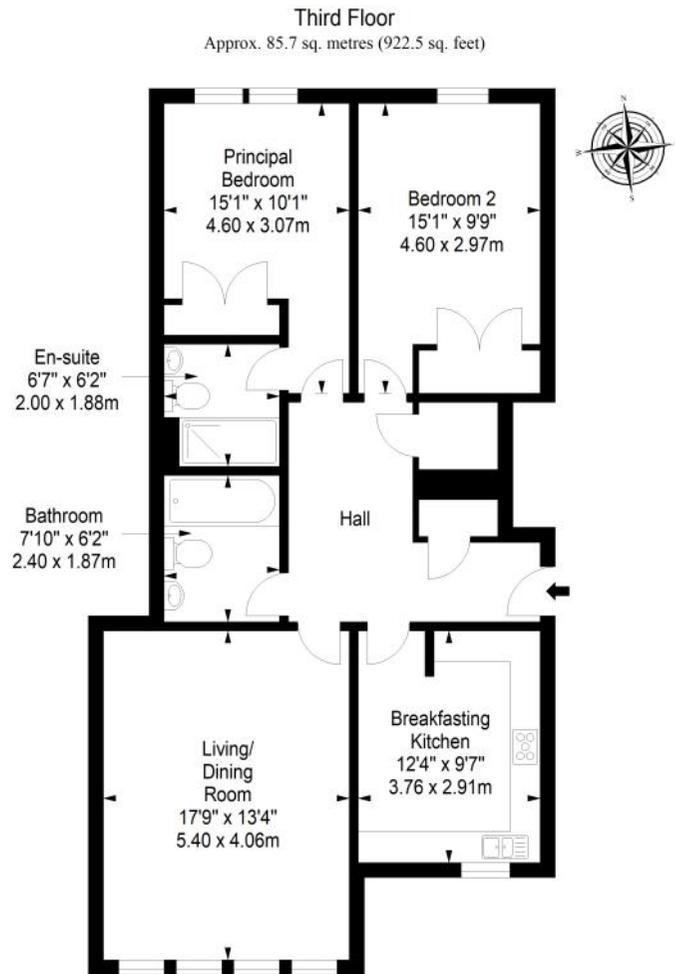
With its desirable seaside setting in St Andrews, this third-floor apartment enjoys an exceptional location within walking distance of the town centre, scenic beaches, and outstanding local amenities. Positioned within a modern development, residents benefit from access to secure entry, lift service, residents' parking, and beautifully maintained shared garden grounds with outdoor seating. With excellent access to shops, cafés, attractions, and transport links across Fife, this is a superbly located apartment offering the very best of coastal town living in one of the county's most sought-after destinations. Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included. Factor: The factor is managed by Robertson Property Management at an approximate monthly cost of £125.

## Features

- Third-floor apartment in St Andrews
- Part of a modern development
- Secure video phone entry and lift service
- Entrance hall with built-in storage
- Large living/dining room with a southerly aspect
- Well-appointed modern breakfasting kitchen
- Main bedroom with a wardrobe and an en-suite
- Second double bedroom with a built-in wardrobe
- Family bathroom with overhead shower
- Communal grounds with outdoor seating
- Residents' parking
- Gas central heating and double glazing



# Floorplan



Total area: approx. 85.7 sq. metres (922.5 sq. feet)

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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.

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