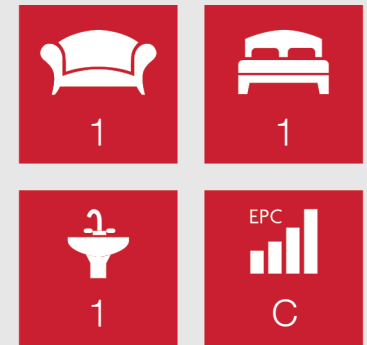




**Thorntons**  
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## 6 Muttoes Court, Muttoes Lane

St Andrews, Fife, KY16 9AY





## Summary

Situated right in the heart of highly-desirable St Andrews, this second-floor flat offers a double bedroom, a spacious reception room, a kitchen, and a bathroom, plus access to a low-maintenance shared garden (with a secure bicycle store) and unrestricted on-street parking. The flat is ideally proportioned for first-time buyers, professionals, couples, and rental investors alike, and it boasts fantastic amenities on the doorstep and within enviable easy reach.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

## Features

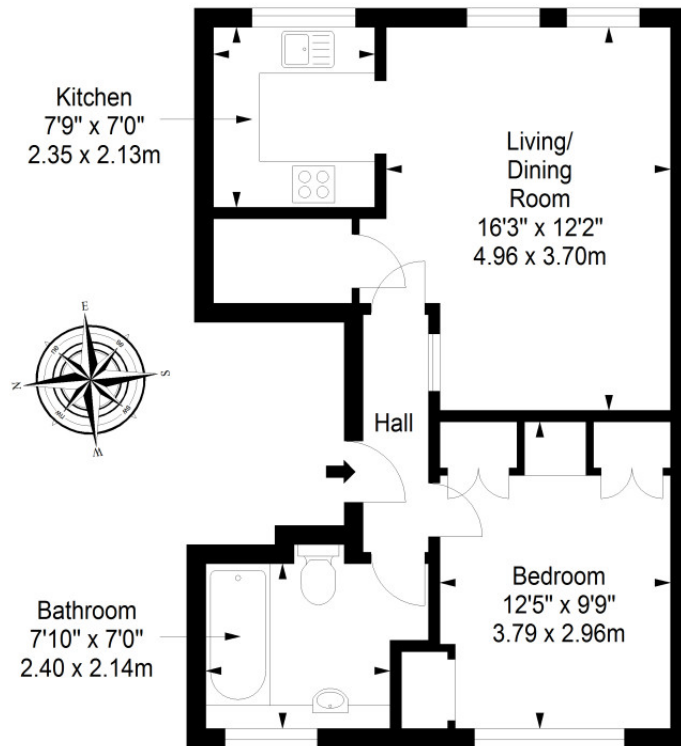
- Second-floor flat in St Andrews
- Established development with a central location
- Secure shared entrance
- Welcoming hallway
- East-facing living/dining room with storage
- Attractive, modern kitchen
- Spacious double bedroom with built-in storage
- Modern bathroom with shower-over-bath and vanity storage
- Low-maintenance shared garden and secure bicycle store
- Unrestricted on-street parking
- Electric heating
- Double-glazed windows



# Floorplan

## Second Floor

Approx. 48.3 sq. metres (519.9 sq. feet)



Total area: approx. 48.3 sq. metres (519.9 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.

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

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