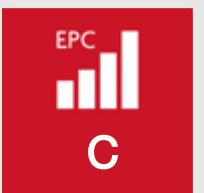




12 St Nicholas Street, St
Andrews, Fife KY16 8BQ





Summary

A well proportioned South facing, first floor flat featuring a bright living room, separate kitchen, two double bedrooms and a modern shower room, all arranged around a central hall, providing ready to move in accommodation. This home combines generous internal space with practical layout and with gardens to the rear and a location within walking distance of the town centre. This property is ideal for first time buyers, professional couples, downsizers or as a long term rental investment. Please note that some items of furniture may be available through separate negotiation. The current owner achieved £1460 per month when rented.

Features

- First floor two bedroom apartment
- Desirable residential street with ample parking
- Spacious living room
- Separate kitchen with fitted units
- Two double bedrooms
- Modern shower room
- Well maintained private gardens to the rear
- Excellent location, with local amenities and transport links close by
- Double glazing, Gas central Heating, EPC C

Room Measurements

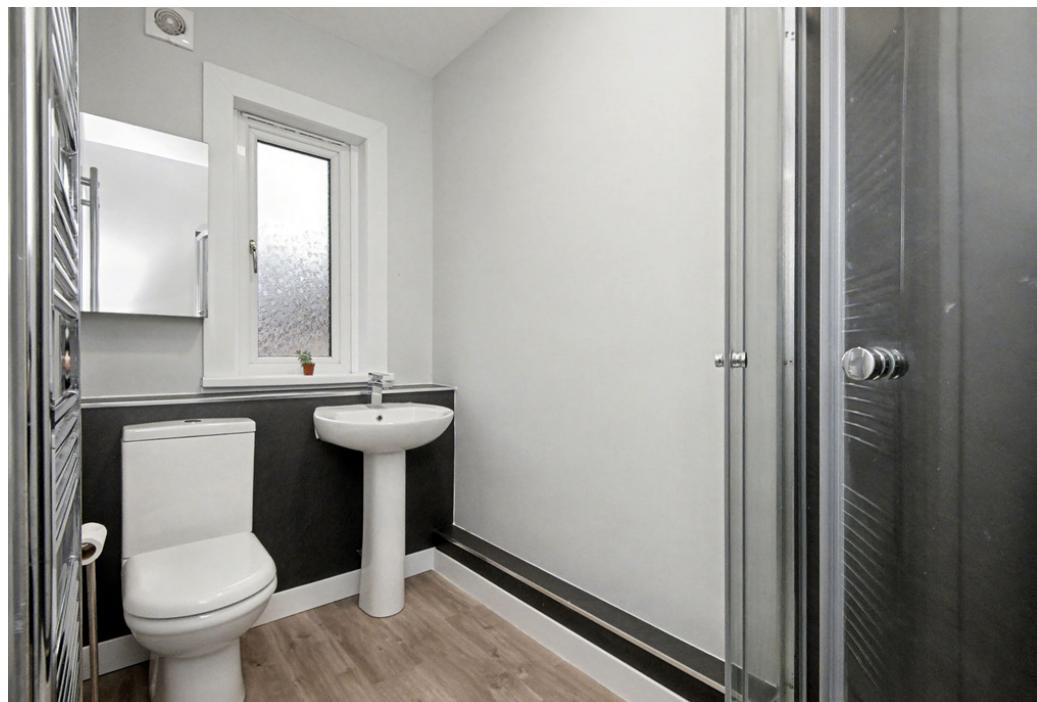
Living Room: 12'0" x 11'11" (3.65 x 3.64m)

Kitchen: 13'5" x 6'0" (4.08 x 1.84m)

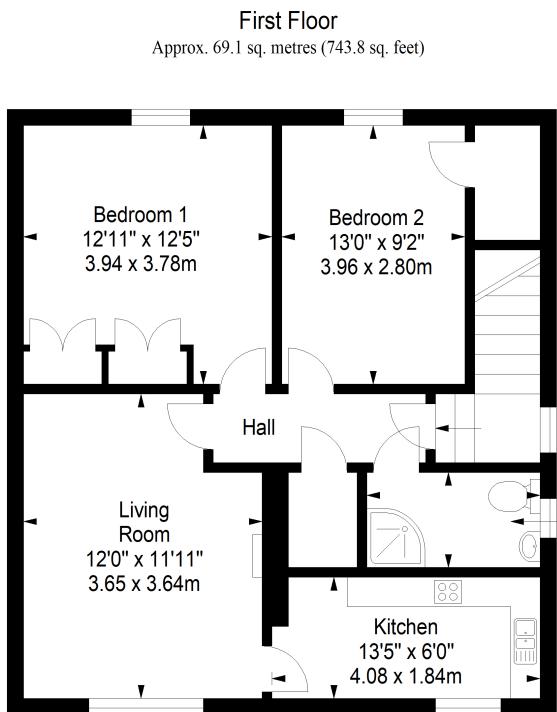
Bedroom 1: 12'11" x 12'5" (3.94 x 3.78m)

Bedroom 2: 13'0" x 9'2" (3.96 x 2.80m)

Shower Room: 8'8" x 4'8" (2.63 x 1.43m)



Floorplan



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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