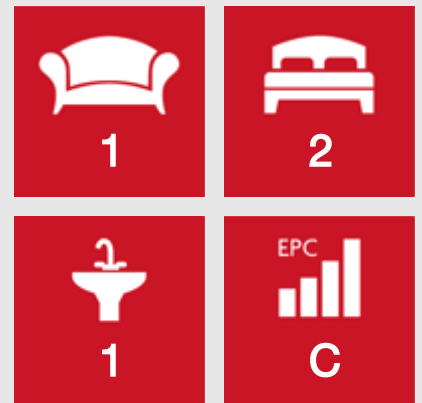




Thorntons
The right way to move

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





Summary

A charming, ground-floor two-bedroom flat offering comfortable accommodation in St Andrews. This property benefits from its main-door access, well-proportioned rooms and private front and rear outdoor space. The accommodation comprises a vestibule entrance, a hall that links through to the living/dining room, two double bedrooms, a kitchen, a store cupboard, and a bathroom. With scope to modernise or personalise, this is an ideal home for first-time buyers, downsizers, or those seeking a desirable base in St Andrews.

Features

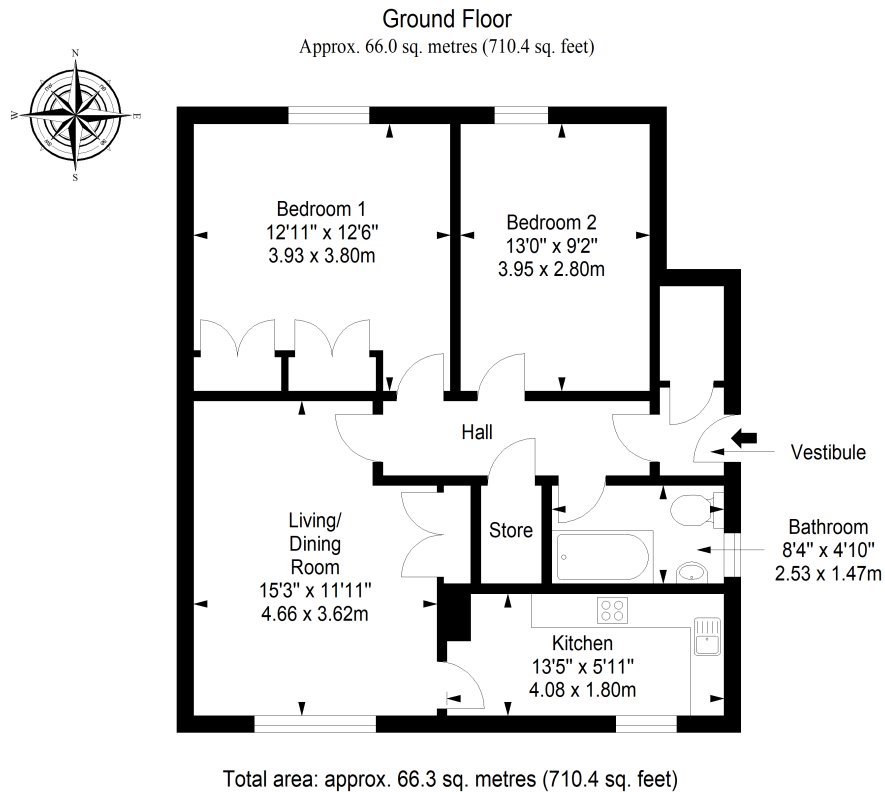
- Main-door, ground-floor flat
- Spacious living/dining room
- Kitchen with fitted units and ample worktop space
- Two generously sized double bedrooms
- Bathroom with full three-piece suite
- Internal store cupboard for additional storage
- Private front and rear gardens
- Quiet residential setting close to amenities
- Excellent buy-to-let potential in high-demand rental area
- GCH, DG, EPC; C

Room Measurements

Living/Dining 15'3" x 11'11" (4.66m x 3.62m)
 Kitchen 13'5" x 5'11" (4.08m x 1.80m)
 Bedroom 1 12'11" x 12'6" (3.93m x 3.80m)
 Bedroom 2 13'0" x 9'2" (3.95m x 2.80m)
 Bathroom 8'4" x 4'10" (2.53m x 1.47m)



Floorplan



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