



## 14 Abbey Court

St Andrews, Fife, KY16 9TL



Thorntons Property | 17-21 Bell Street St Andrews KY16 9UR | 01334 474200 | standrewsea@thorntons-law.co.uk www.thorntons-property.co.uk







### Summary

Arranged over the first and second floors of an established development in St Andrews, this three-bedroom maisonette offers spacious accommodation enhanced by neutral décor throughout. Exclusive St Andrews is home to an outstanding range of amenities, including shops, excellent schools, the world-famous university, transport links, renowned golfing, and the picturesque coast. The property and its location are sure to appeal to a wealth of buyers.

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

## Features

- Maisonette in exclusive St Andrews
- Close to excellent amenities
- Arranged over the first and second floors
- First-floor entrance and hall with storage
- Open-plan kitchen, living, and dining room
- Three bedrooms (one with storage, one with walk-in wardrobe/study)
- Modern shower room
- Unrestricted on-street parking
- Gas central heating system
- Double-glazed windows



## Floorplan

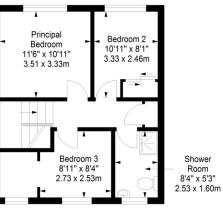
## Thorntons The right way to move



First Floor

Approx. 32.0 sq. metres (344.5 sq. feet)





Total area: approx. 75.6 sq. metres (813.8 sq. feet)

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### **ST ANDREWS**

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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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