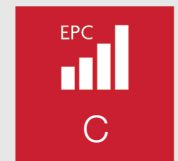




Thorntons 
The right way to move

32 Boase Avenue,
St Andrews,

Fife, KY16 8BX





Summary

This main-door upper flat is a bright and welcoming two-bedroom residence, which offers well-presented rooms finished in appealing neutral tones. The home benefits from a well-appointed kitchen and a quality bathroom, as well as a private garden that is laid to lawn. Furthermore, it has a highly desirable location in sought-after St Andrews. It is set within easy reach of the historic town's beautiful beaches, the world-class golf facilities, fantastic amenities, and highly regarded schooling, including the famous university.

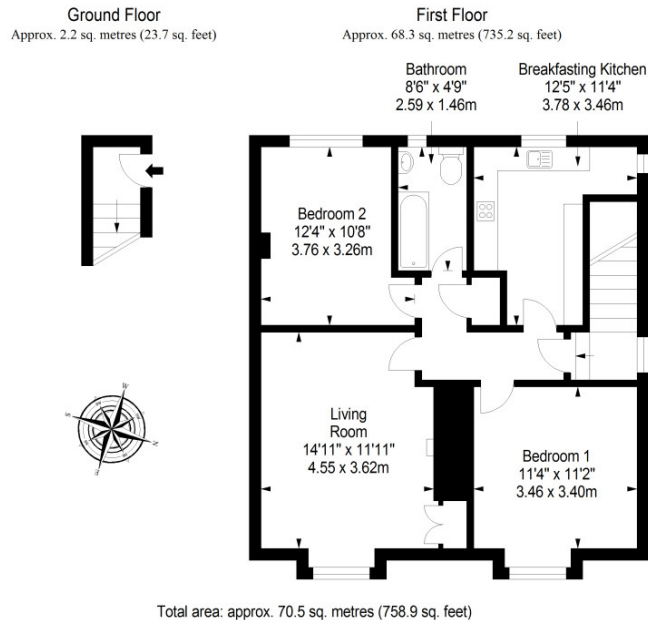
Extras: all fitted floor coverings, a gas cooker, a fridge/freezer, and a washing machine to be included in the sale.

Features

- Charming upper flat in St Andrews
- Convenient and central location
- Well-presented neutral interiors
- Private main-door entrance
- Naturally-lit upper hall with storage
- Good-size living room with storage
- Modern breakfasting kitchen
- Two bright and airy double bedrooms
- 3pc bathroom with over-bath shower
- Private back garden and drying green
- Unrestricted on-street parking
- Gas central heating and double glazing



Floorplan



Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montroseea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

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



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS