



**Thorntons**   
The right way to move

61 Watson Avenue  
St Andrews

Fife, KY16 8JE





## Summary

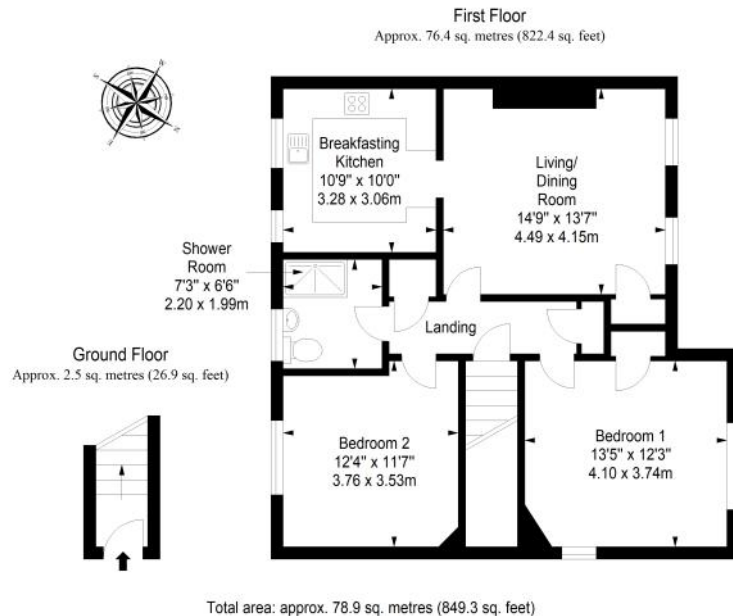
This traditional upper villa is desirably situated within walking distance of St Andrews' town centre, beach, world-famous golfing, and prestigious university. This makes the property highly appealing to professionals, young families, and those seeking a healthy rental or holiday-let investment. Enjoying a tasteful modern finish, the light and airy interiors include two double bedrooms, a shower room, and a reception room connected to a southerly-facing breakfasting kitchen. Additionally, is a private rear garden, plus the convenience of unrestricted on-street parking. Extras: All fitted floor and window coverings and light fittings are included in the sale. There is also a useful garden shed for gardening equipment or bike storage.

## Features

- Sought-after coastal town setting
- Upper villa with subtle modern interiors
- Ground floor vestibule and upper landing with storage
- Bright living /dining room with access to:
- Sunny and stylish breakfasting kitchen
- Two airy double bedrooms
- Bright shower room
- Private garden, sunny to the rear
- Unrestricted on-street parking
- Gas central heating and double glazing



# Floorplan



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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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