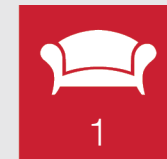




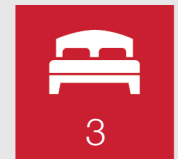
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13 Abbey Court

St Andrews, Fife, KY16 9TL



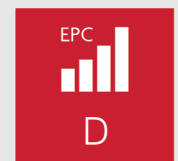
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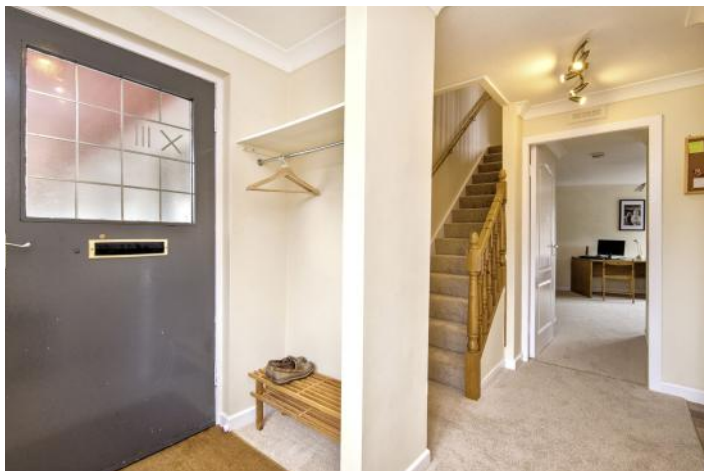


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Summary

Set on the first and second floors, this three-bedroom double upper flat is a bright and spacious residence that is brought to market in excellent decorative order. It enjoys a blank canvas of décor throughout and quality fixtures and fittings, which includes an integrated kitchen and four-piece bathroom. Conveniently located in central St Andrews, the home is just a short walk from the town's beautiful sandy beaches, as well as the world-famous golf facilities, the historic university and the Byre Theatre. Excellent amenities, schools, and transport links are also close by.

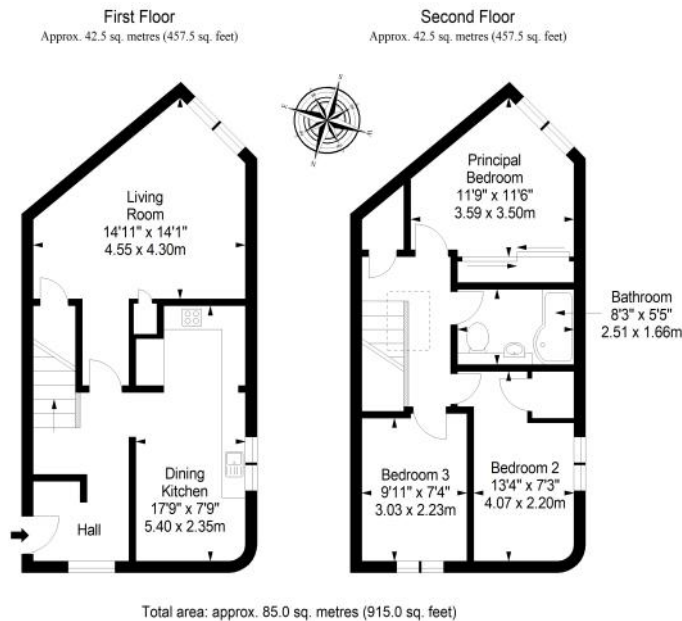
Extras: all integrated kitchen (fridge/freezer and washing machine) and selected furniture and furnishings to be included in the sale.

Features

- A spacious double upper flat
- On the first and second floors
- Central location in St Andrews
- Attractive views across Fife
- Neutral interior décor throughout
- Welcoming entrance hall
- Southwest-facing, spacious living room
- Well-appointed dining kitchen
- Good storage throughout
- Naturally-lit landing with an airing cupboard
- Double bedroom with fitted wardrobes
- Two versatile single bedrooms/home offices
- Modern bathroom with overhead shower
- On-street parking in the vicinity
- Electric 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.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland

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