



**Thorntons**  
The right way to move

85b Market Street,  
St Andrews

Fife, KY16 9NX







## Summary

Quietly positioned just off bustling Market Street in the heart of St Andrews, this three-bedroom ground-floor flat provides immediate access to a secure patio garden and benefits from allocated off-street parking. Situated within a C-listed Victorian property in a historic conservation area, the flat features inviting modern interiors brightly illuminated by classic twelve-pane windows. In addition to a stylish kitchen and a dual-aspect reception room that opens onto the garden, there is the convenience of a bathroom, a second WC, and ample storage.

Extras: The sale includes all fitted floor and window coverings, light fittings, and appliances.

## Features

- Quiet central location in coastal St Andrews
- Garden flat with bright, modern interiors
- Communal vestibule with a secure entry system
- Entrance hall with storage
- Dual-aspect living/dining room with garden access
- Sleek contemporary kitchen
- Three spacious double bedrooms (two with storage)
- Bathroom with rainfall shower-over-bath
- Second convenient WC
- Easy-upkeep walled garden (gated)
- Allocated off-street parking
- Gas central heating and double-glazing





"This three-bedroom garden flat offers comfortable modern interiors, a private walled patio, and allocated off-street parking."











"St Andrews' sandy beach, world-class golfing, shops, and prestigious university are all an easy walk from this prime central locale."



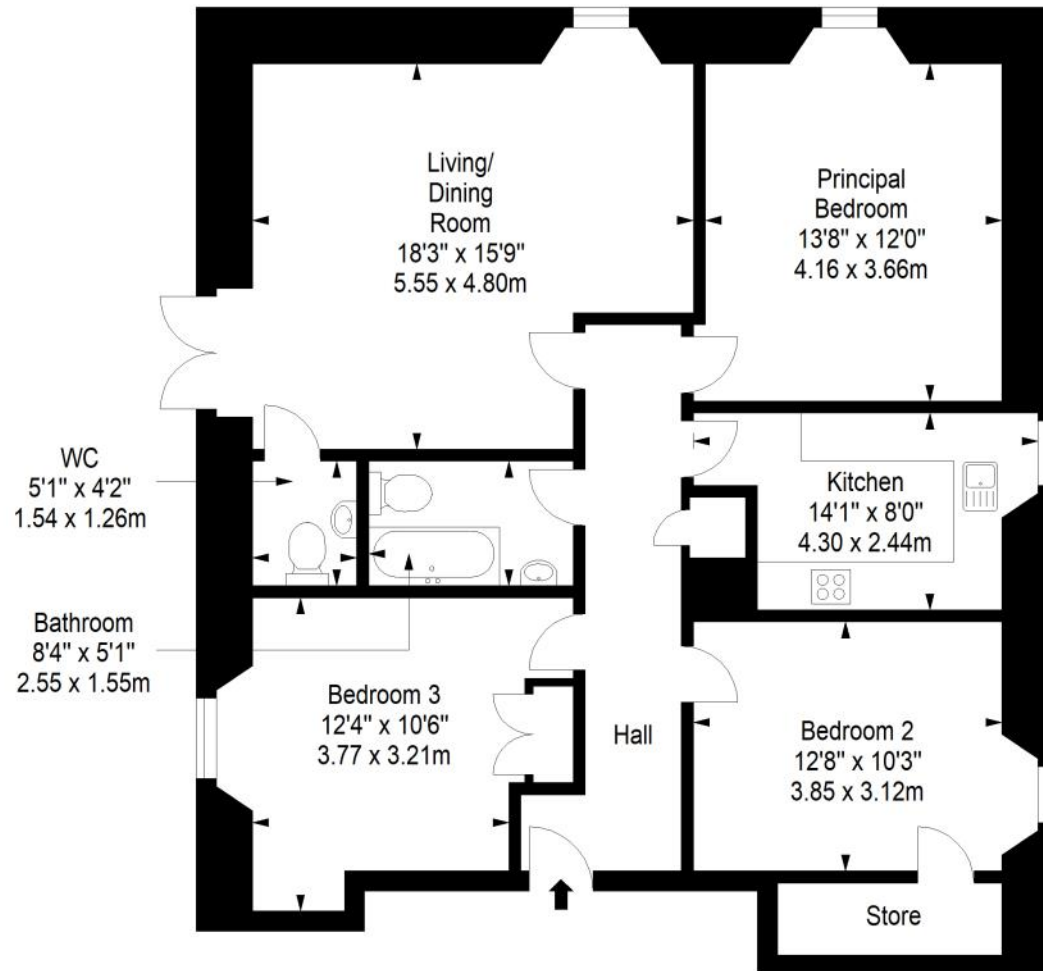
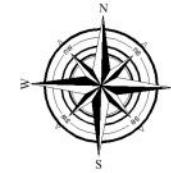




# Floorplan

## Ground Floor

Approx. 104.6 sq. metres (1125.9 sq. feet)



Total area: approx. 104.6 sq. metres (1125.9 sq. feet)



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## Our Branches

### ANSTRUTHER

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

### ARBROATH

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

### BONNYRIGG

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

### CUPAR

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

### DUNDEE

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

### EDINBURGH

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

### FORFAR

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

### MONTROSE

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

### PERTH

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

### ST ANDREWS

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



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