



## 22 Freddie Tait Street

St Andrews, Fife, KY16 8HH

















### Summary

Enjoying a desirable position within walking distance of central St Andrews, its sandy beach, and surrounding countryside, this traditional mid-terrace house benefits from attractive modern interiors, a generous enclosed garden, and a private driveway. The inviting home incorporates two double bedrooms with storage, a stylish bathroom, a sunny and spacious reception area, and a kitchen with garden access.

Extras: All fitted floor coverings, window coverings, and light fittings are included in the sale.

### Features

- Sought-after coastal town
- Mid-terraced house with attractive décor
- Entrance hall with storage
- South-facing living/dining room
- Modern kitchen with garden access
- Two double bedrooms with storage
- Bathroom with shower-over-bath
- Easy-upkeep rear garden
- Private single-car driveway
- Gas central heating and double glazing









## Floorplan

#### Garden Store Ground Floor First Floor Approx. 39.3 sq. metres (423.0 sq. feet) Approx. 1.3 sq. metres (14.0 sq. feet) Approx. 38.0 sq. metres (409.0 sq. feet) Kitchen Bathroom 10'8" x 10'6" 3.64 x 2.92m 3.24 x 3.20m Garden Store 1.24 x 1.10m 21'0" x 11'8" 6.39 x 3.56m Bedroom 1 11'1" x 10'0" 3.38 x 3.06m

Total area: approx. 78.6 sq. metres (846.0 sq. feet)

# **Thorntons** The right way to move



#### **ANSTRUTHER**

5A Shore Street, Anstruther, KY10 3EA 01333 310481 anstrutherea@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

#### **EDINBURGH**

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

#### **CUPAR**

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

#### DUNDEE

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

#### **PERTH**

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

#### ST ANDREWS

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

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







