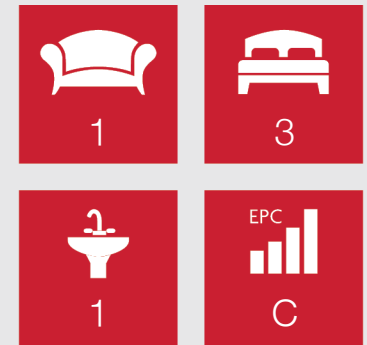




Thorntons 
The right way to move

36 Auld Burn Park

St Andrews, Fife, KY16 8JD





Summary

Representing an ideally proportioned home for families, couples, professionals, and rental investors alike, this three-bedroom third/top-floor flat is tucked within a quiet cul-de-sac in an established residential area of exclusive St Andrews. Although the home has evidently been well-maintained and looked after, it would now benefit from a modernising touch, giving the new owner a blank canvas to put their own stamp on. It also lies close to all St Andrews has to offer, including shops, schools, the university, transport links, and open spaces including the beach and parks.

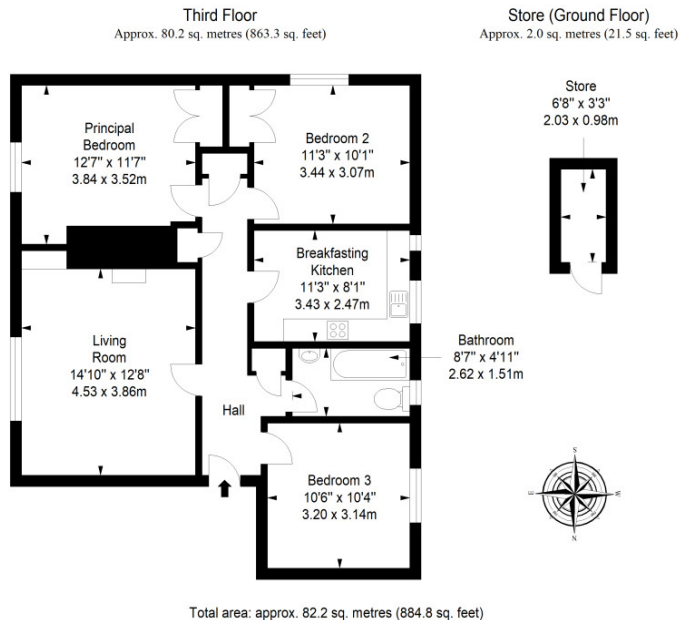
Extras: All fitted floor coverings, window coverings, and light fittings will be included in the sale.

Features

- Third/top-floor flat in exclusive St Andrews
- Secure shared entrance and stairwell
- Hallway with built-in storage
- Spacious, east-facing living room
- Airy breakfasting kitchen
- Three double bedrooms (two with built-in storage)
- Bathroom with shower-over-bath
- Access to a shared garden/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

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
edinburghsea@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
dundeesea@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
montrosesea@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