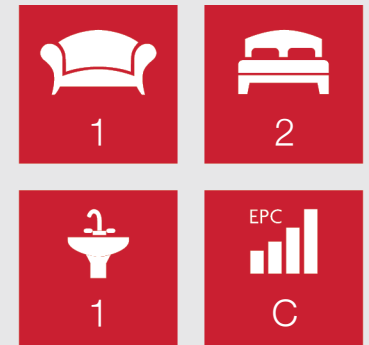




**Thorntons**   
The right way to move

## 9 Alexandra Court,

St Andrews, Fife,  
KY16 9XH







## Summary

With its central location in the heart of St Andrews, this first-floor flat is sure to appeal to a wide range of buyers, including professionals, first-time buyers, couples and rental investors. Now, requiring some modernisation, it offers buyers a wealth of opportunities to customise the flat to their tastes. It features two double bedrooms with built-in mirrored wardrobes, a generous living room enjoying natural light from double aspect windows, a sun-filled kitchen and a three-piece bathroom with a shower-over-bath. Outside, there are well-tended garden grounds for communal use and residents' allocated parking.

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

## Features

- First-floor flat in St Andrews
- Part of a modern development
- Secure shared entry
- Neutral interiors throughout
- Entrance hall with storage
- Spacious dual-aspect living room
- Sunny dining kitchen
- Two double bedrooms with built-in wardrobes
- Bathroom with overhead shower
- Well-kept communal grounds
- Allocated parking
- Gas central heating and double glazing



“A two-bedroom first-floor flat with a generous living room, which is bathed in ample natural light from three sizeable windows.”











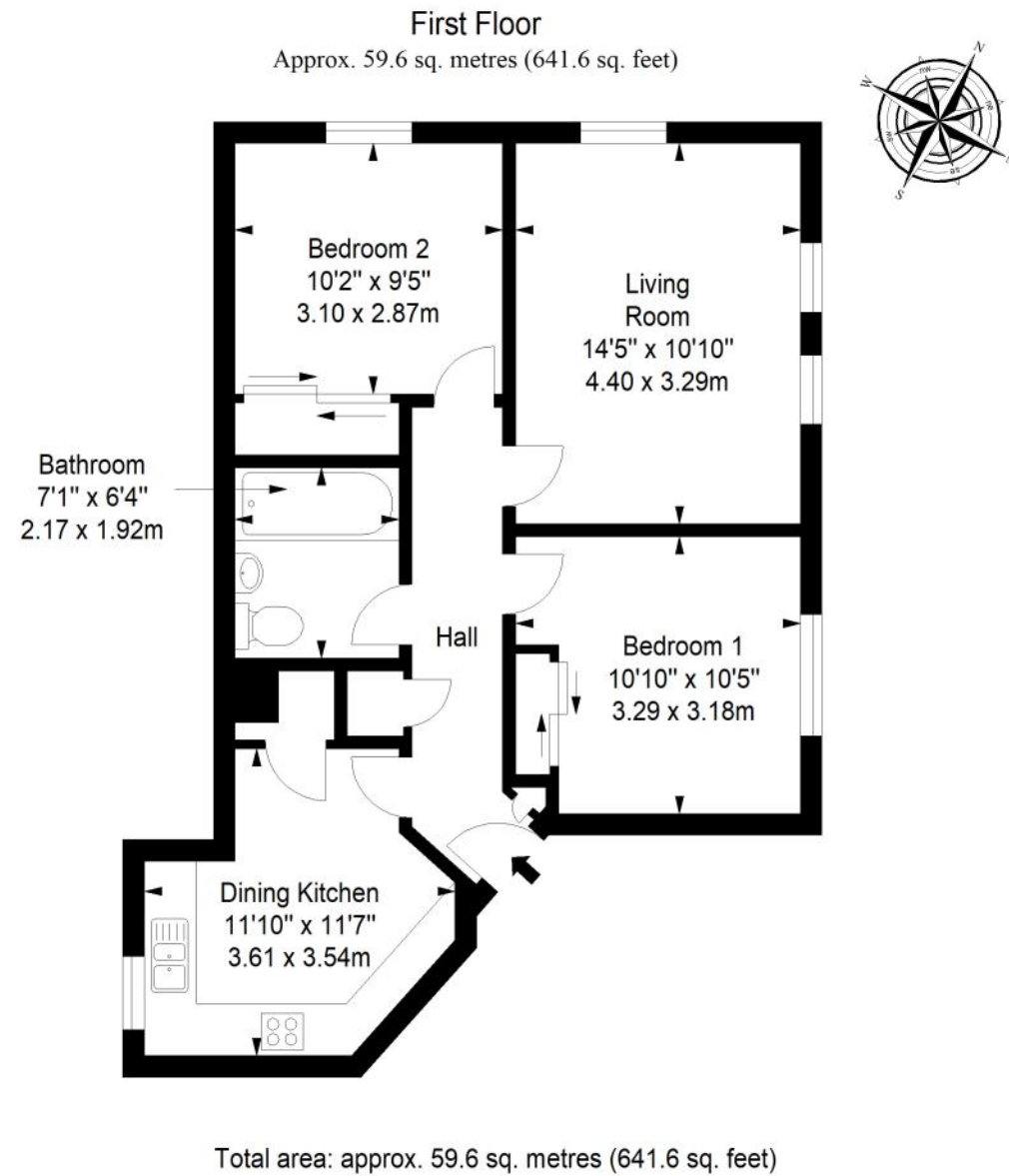
“9 Alexandra Court benefits from allocated parking, well-kept grounds and easy access to St Andrews’ excellent amenities.”







# Floorplan





# Thorntons

The right way to move

## 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  
dundeetee@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  
standrewseaa@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

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