



**Thorntons**   
The right way to move

## 29 Woodburn Terrace,

St Andrews, Fife,  
KY16 8BA







## Summary

Situated in sought-after St Andrews, within walking distance of excellent amenities, convenience shopping, schools, bus links, the university, and scenic outdoor spaces, including hiking trails, the picturesque East Sands and St Andrews Beach, this two-bedroom main-door flat is sure to appeal to a wide range of buyers, including professionals, first-time buyers, rental investors and couples. The home comprises a sunny reception room, a stylish breakfasting kitchen and two double bedrooms. Completing the accommodation is a family bathroom with a shower over the bath. Externally, there are private gardens and driveway parking.

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

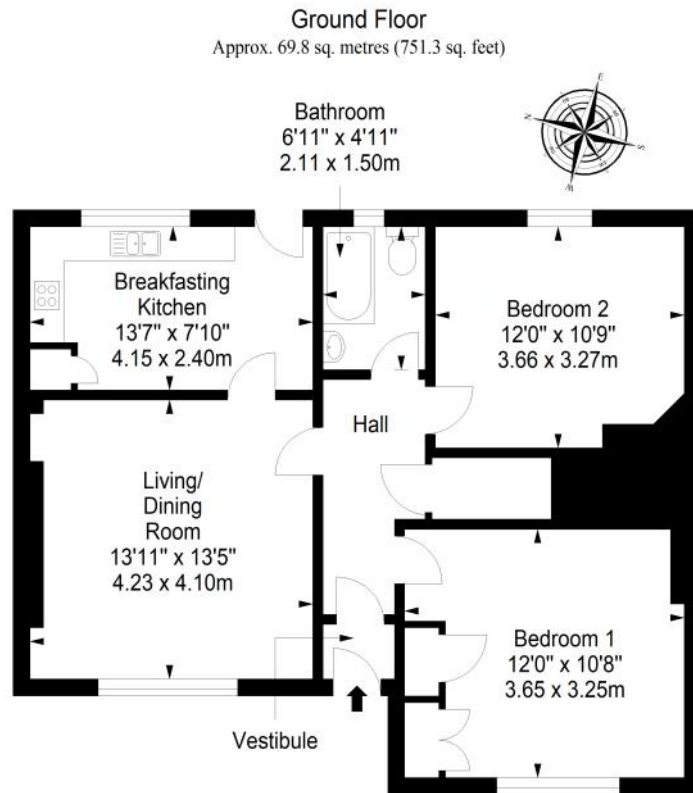
## Features

- Ground-floor flat in St Andrews
- Private main entrance
- Crisp, neutral interiors throughout
- Entrance vestibule and hall with storage
- West-facing living/dining room with a press
- Modern galley-style breakfasting kitchen
- Spacious main bedroom with storage and a westerly aspect
- Versatile second bedroom
- Bathroom with overhead shower
- Private gardens
- Private driveway parking
- Gas central heating and double glazing





# Floorplan



Total area: approx. 69.8 sq. metres (751.3 sq. feet)

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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.

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