



**Thorntons**   
The right way to move

## 1 Lade Braes Walk,

St Andrews, Fife, KY16 9ET





## Summary

Located in the historic coastal town of St Andrews and sold with tenants in place, this generous and versatile lower villa enjoys airy neutral interiors with elegant period features, delightful private gardens, and unrestricted on-street parking. The accommodation on offer incorporates three spacious double bedrooms, a bathroom, built-in storage, and a reception room connected to a modern kitchen with a utility room and garden access. This appealing investment opportunity lies within easy walking distance of St Andrews' central amenities, beach, and prestigious university.

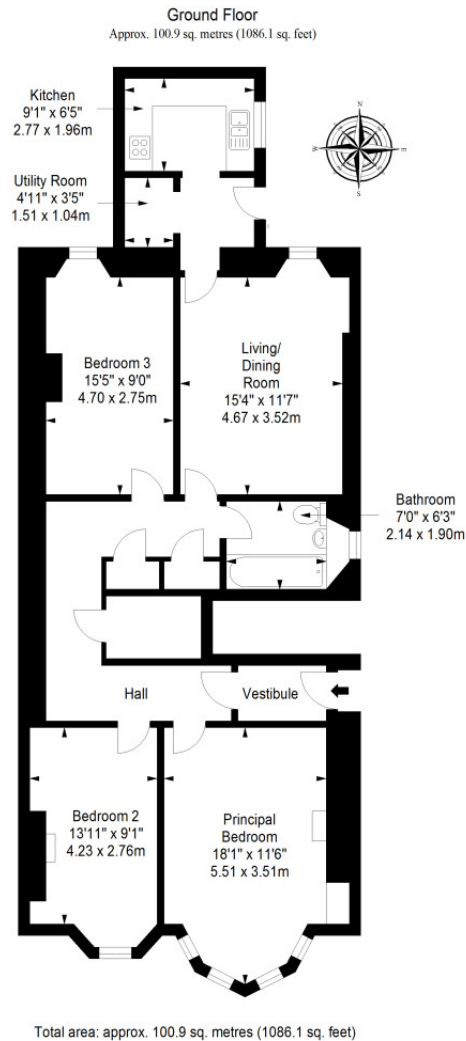
Extras: All fitted floor and window coverings and light fittings are included. Also, all furniture and furnishings are available for sale with the property.

## Features

- Spacious lower villa with neutral décor and charming period features
- Vestibule and hall with good storage
- Bright living/dining room with shelved storage
- Modern kitchen with utility room and garden access
- Three good-sized double bedrooms
- Bright bathroom with shower-over-bath
- Large private front garden
- Shared rear drying green and outhouse
- Unrestricted on-street parking
- Gas central heating and double glazing in the bathroom



# Floorplan



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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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