

# 4 St Nicholas House, Abbey Park Avenue, St Andrews, Fife KY16 9LQ



- First-floor flat in exclusive St Andrews
- Set within a sought-after development
- Secure shared entrance and stairwell
- Hallway with built-in storage cupboard
- Open-plan kitchen, living, and dining room with adjoining study/storage area
- Beautifully appointed, fully integrated kitchen
- Two double bedrooms with built-in wardrobes
- Spacious bathroom & airy ensuite shower room
- Shared gardens & private residents parking
- Gas Central Heating, EPC B

**Offers Over  
£520,000**

**Thorntons** 

