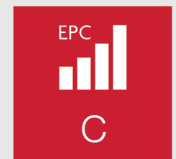




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## Thistle Cottage, 160 South Street

St Andrews, Fife  
KY16 9EG







## Summary

This charming mid-terraced cottage enjoys a convenient yet peaceful setting in the heart of St Andrews, with delightful shops and attractions on the doorstep, and the beach and world-famous golfing easily reached on foot. The stone-built property is arranged over two levels and requires updating and modernisation, allowing the buyer to make the home their own. Accommodation comprises a dual-aspect reception room with garden access, a kitchen, and a handy WC on the ground floor, while the first floor offers two double bedrooms, a shower room, and built-in storage. The home further benefits from a southeast-facing rear garden with two stores and on-street parking in the local vicinity.

Extras: The property is sold as seen.

## Features

- Traditional mid-terraced cottage in central St Andrews
- Two-storey home offering opportunities for modernisation
- Entrance hall
- Bright and airy living/dining room with garden access
- Naturally lit kitchen
- Two double bedrooms (one with storage)
- First-floor shower room with storage and ground-floor WC
- Suntrap rear garden with two stores
- Local on-street parking
- Gas central heating



"The peaceful central location lies in easy walking distance of shops, attractions, golfing, and scenic beaches."











"The southeast-facing garden has two useful stores and is directly accessible from the light-filled reception room."





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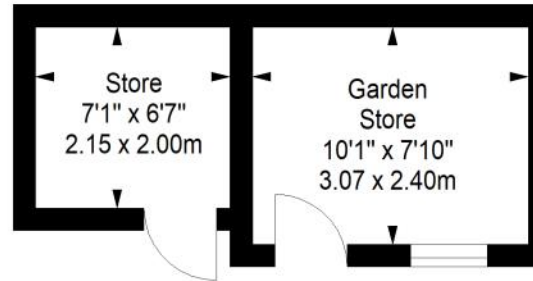
**Thistle Cottage**



# Floorplan

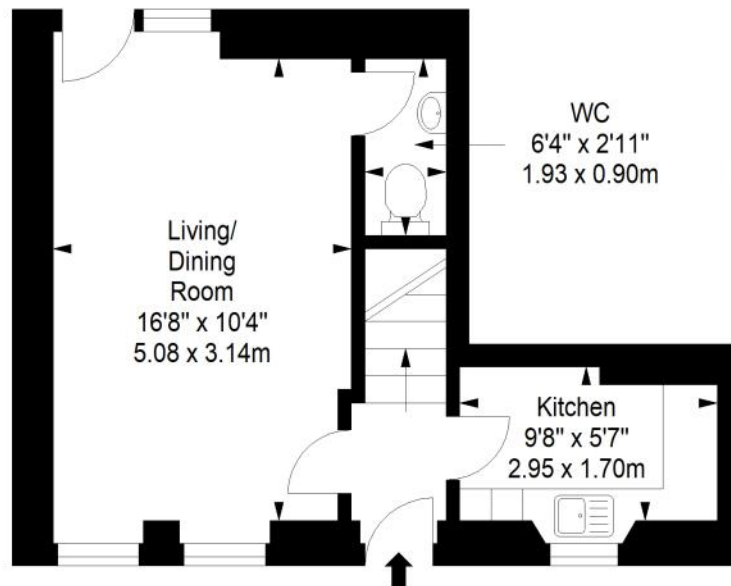
## Garden Stores

Approx. 12.1 sq. metres (130.2 sq. feet)



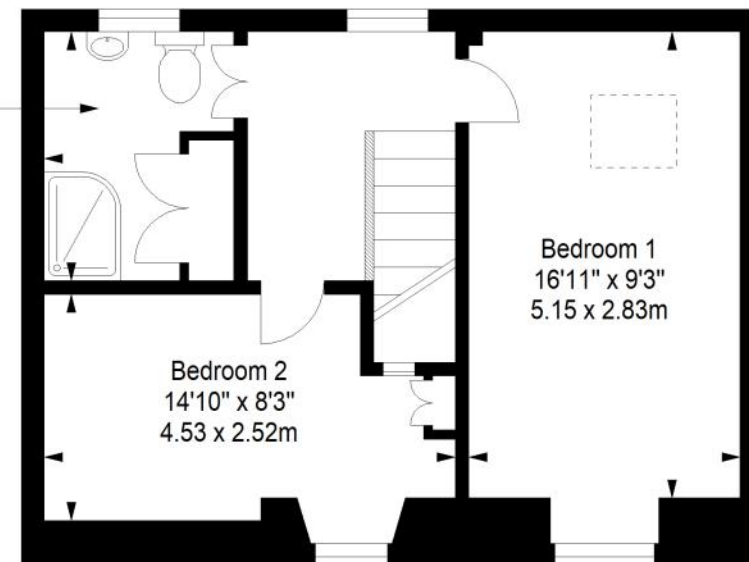
## Ground Floor

Approx. 28.5 sq. metres (306.8 sq. feet)



## First Floor

Approx. 41.4 sq. metres (445.6 sq. feet)



Total area: approx. 69.9 sq. metres (752.4 sq. feet)



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