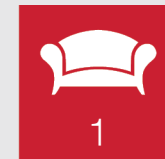




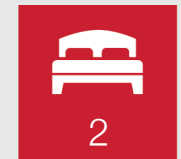
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The right way to move

8 Warrack Street

St Andrews, Fife,
KY16 8DR



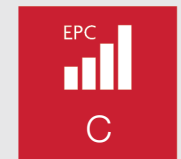
1



2



1



C



Summary

With its central location in sought-after St Andrews, this two-bedroom, first-floor flat offers far-reaching sea views and ideally proportioned accommodation, requiring some redecoration. It is perfect for buyers looking for a home to customise or investors looking for a potential rental property. The flat boasts a generous living room with fitted storage space, a south-facing kitchen, two spacious double bedrooms (one with a sunny aspect) and a family bathroom with a shower-over-bath. In addition, the property benefits from private gardens, with the front enjoying a southerly aspect and on-street parking.

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

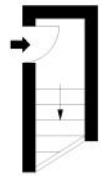
Features

- First-floor flat in St Andrews
- Private main entrance
- Stunning sea views
- Welcoming entrance hallway
- Spacious living room with storage
- South-facing kitchen
- Sun-filled main bedroom with a press cupboard
- Versatile second bedroom
- Family bathroom with overhead shower
- Private gardens to the front and rear
- On-street parking
- Gas central heating and double glazing



Floorplan

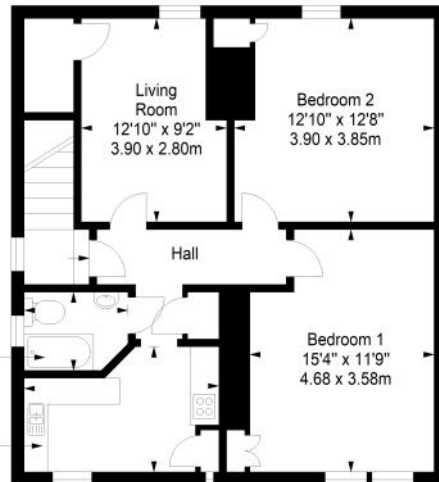
Ground Floor
Approx. 2.5 sq. metres (26.9 sq. feet)



Bathroom
6'3" x 4'11"
1.90 x 1.50m

Kitchen
12'0" x 7'10"
3.67 x 2.40m

First Floor
Approx. 68.7 sq. metres (739.5 sq. feet)



Total area: approx. 71.2 sq. metres (766.4 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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