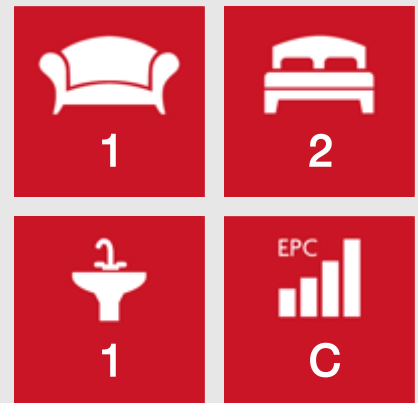




**Thorntons**  
The right way to move

84 Boase Avenue, St Andrews,  
Fife KY16 8BZ







## Summary

This spacious first floor flat offers comfortable living accommodation in a convenient location. The property comprises a bright living room, fitted kitchen, two well-proportioned bedrooms, and a bathroom. With a rear garden and ample natural light, this home presents an excellent opportunity for first-time buyers, investors, or those seeking a residence in St Andrews.

## Features

- Spacious first floor flat
- Bright and spacious living room
- Modern fitted kitchen with breakfast area
- Bathroom with three-piece suite
- Two well-sized bedrooms
- GCH; DG; EPC - C
- Rear garden
- Close to local amenities, schools, and transport links
- Convenient access to town centre and University

## Room Measurements

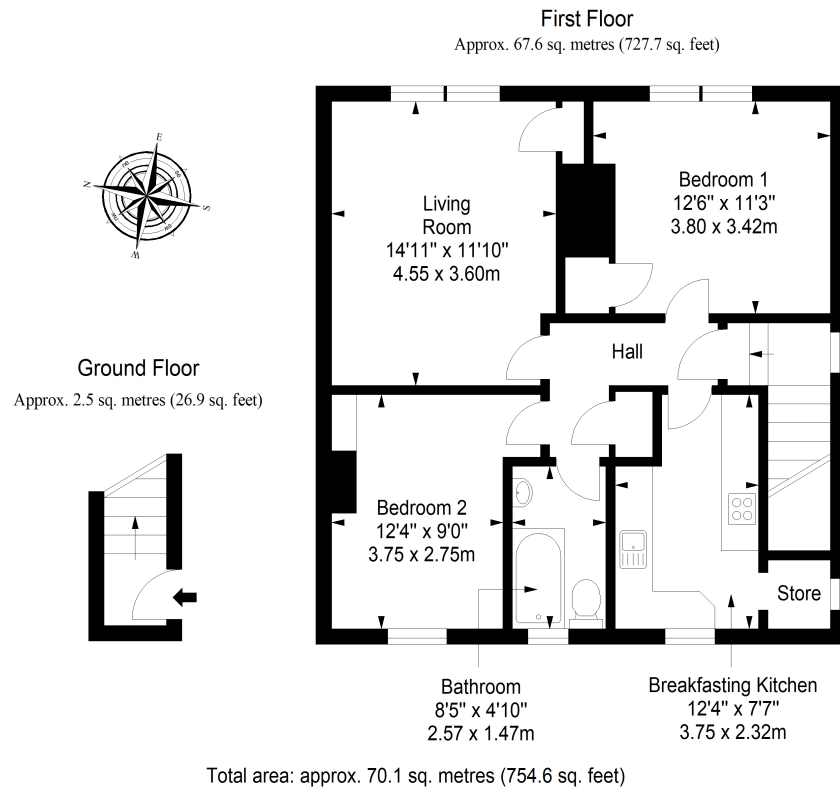
Living Room: 14'11" x 11'10" (4.55m x 3.60m)  
 Breakfasting Kitchen: 12'4" x 7'7" (3.75m x 2.32m)  
 Bedroom 1: 12'6" x 11'3" (3.80m x 3.42m)  
 Bedroom 2: 12'4" x 9'0" (3.75m x 2.75m)  
 Bathroom: 8'5" x 4'10" (2.57m x 1.47m)







# Floorplan



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