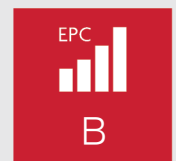




**Thorntons**   
The right way to move

12 Century Court,  
100 North Street

St Andrews, Fife, KY16 9PW







## Summary

Situated in the heart of St Andrews, this spacious garden flat offers two double bedrooms with fitted mirrored wardrobes, a principal en-suite shower room, a bathroom, and a fully integrated kitchen flowing openly into a south-facing living/dining room. The reception space and second bedroom open onto an enclosed sun-trap terrace, ideal for alfresco dining. Recently completed to an excellent standard, the exclusive development is designed with comfort, modern convenience, and energy efficiency in mind, and includes shared landscaped gardens and residents' parking. Extras: All fitted flooring, window coverings, light fittings, and appliances are included in the sale. Factor: The factor is managed by Ross & Liddell at an approximate quarterly cost of £300.

## Features

- Spacious rear-facing garden flat in an exclusive town-centre development
- Communal lift and secure entry system
- Entrance hall with cloak storage
- Open-plan integrated kitchen and south-facing living/dining room with terrace access
- Two double bedrooms with fitted mirrored wardrobes (one with terrace access)
- En-suite shower room in the principal suite
- Bathroom with shower-over-bath
- Enclosed sun-trap terrace and landscaped communal gardens
- Residents' parking
- Gas central heating and double glazing



"The high-end contemporary home enjoys open-plan living, a sunny and peaceful rear-facing aspect, and an enclosed terrace garden."









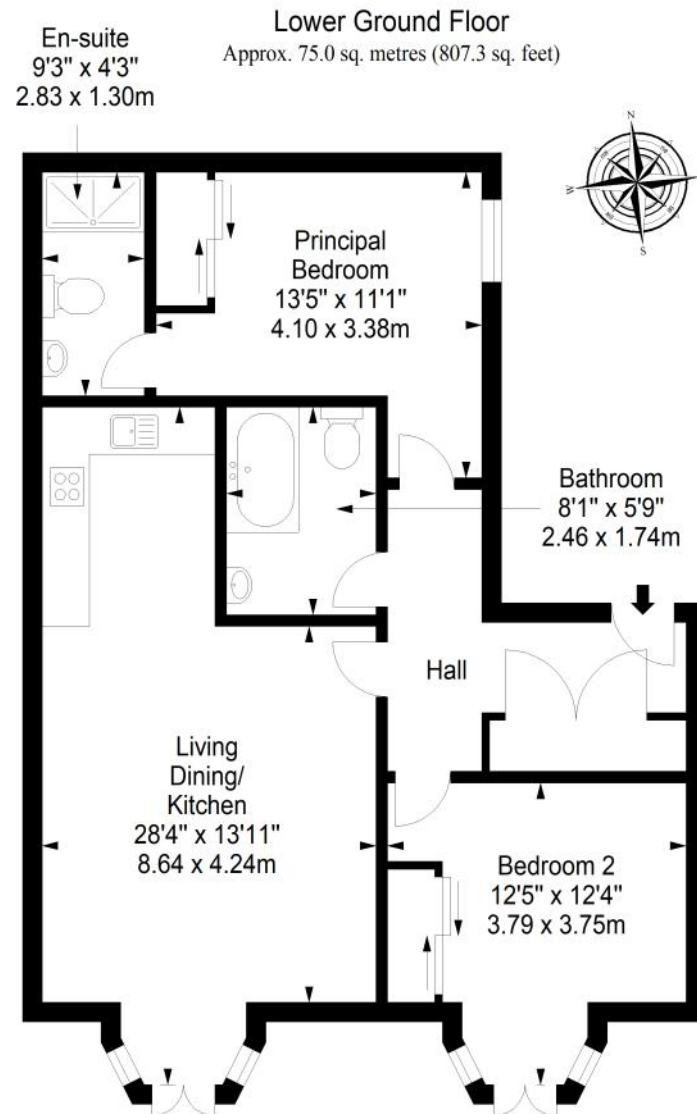
"The exclusive development offers secure parking and is ideally placed for shops, the university, stunning beaches, and world-class golf."







# Floorplan



Total area: approx. 75.0 sq. metres (807.3 sq. feet)



# Thorntons<sup>↑↓</sup>

The right way to move

## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutheea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeaea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP  
Regulated by The Law Society of Scotland