



**Thorntons**   
The right way to move

## Flat D, 3 Kinburn Terrace

St Andrews, Fife, KY16 9DU





## Summary

Forming part of a handsome traditional building in St Andrews, within the town's conservation area, this one-bedroom first-floor flat enjoys bright and airy accommodation, all enhanced by modern fixtures and fittings and tasteful neutral décor. The flat enjoys access to a lovely shared garden and private residents' parking, and it represents an ideal purchase for first-time buyers, professionals, couples, downsizers, and rental investors alike. The property's excellent central location means the town's fantastic amenities are within enviable easy reach.

Extras: All window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

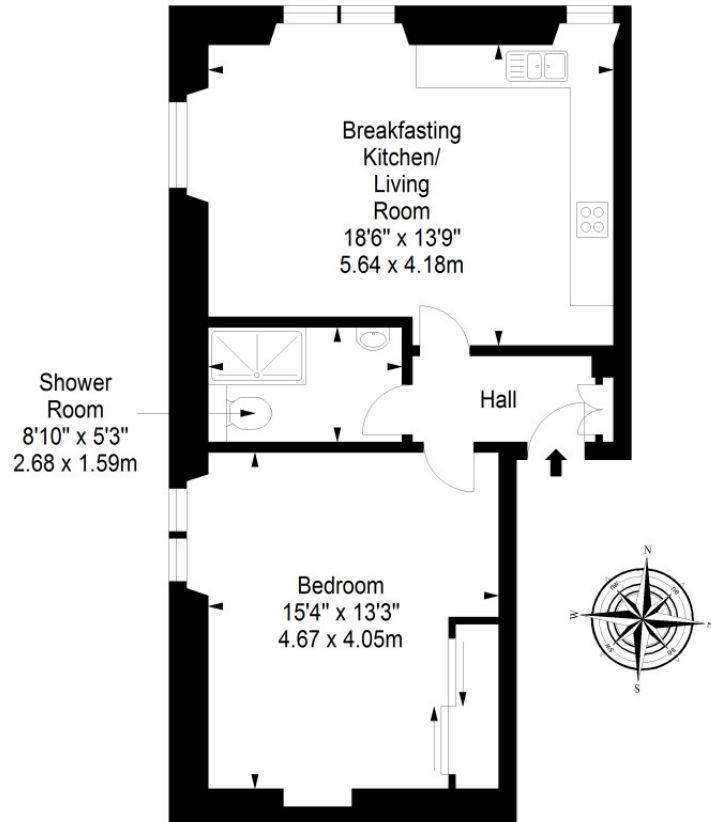
## Features

- Traditional first-floor flat in St Andrews
- Part of a handsome building in the town's conservation area
- Secure shared entrance and stairwell
- Welcoming entrance hallway
- Generous and airy open-plan living and dining room & attractive, modern kitchen
- Spacious double bedroom with large built-in wardrobes
- Contemporary shower room with rainfall showerhead
- Access to a well-maintained shared garden
- Private residents' parking
- Gas central heating system
- Traditional sash-and-case windows



# Floorplan

First Floor  
Approx. 54.8 sq. metres (589.9 sq. feet)



Total area: approx. 54.8 sq. metres (589.9 sq. feet)

# Thorntons

The right way to move

## Our Branches

### ANSTRUTHER

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

### DUNDEE

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

### ARBROATH

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

### FORFAR

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

### BONNYRIGG

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

### MONTROSE

55 High Street, Montrose, DD10 8LR  
01674 673444  
montroseea@thorntons-law.co.uk

### EDINBURGH

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

### PERTH

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

### CUPAR

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

### ST ANDREWS

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

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.

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

@ThorntonsPropertyServices @thorntonsproperty @ThorntonsPS