



**Thorntons**   
The right way to move

## 74 St Nicholas Street

St Andrews, Fife, KY16 8BH





## Summary

Tucked in a cul-de-sac within an established residential area of exclusive St Andrews, this main-door lower villa offers an ideal home for first-time buyers, professionals, couples, downsizers, and rental investors alike. The two-bedroom villa offers a blank canvas for the new owner to style to their own tastes, and it lies just a short stroll from the beach and other excellent amenities, such as shops, schools, the world-famous university, outstanding golf facilities, and lovely green space.

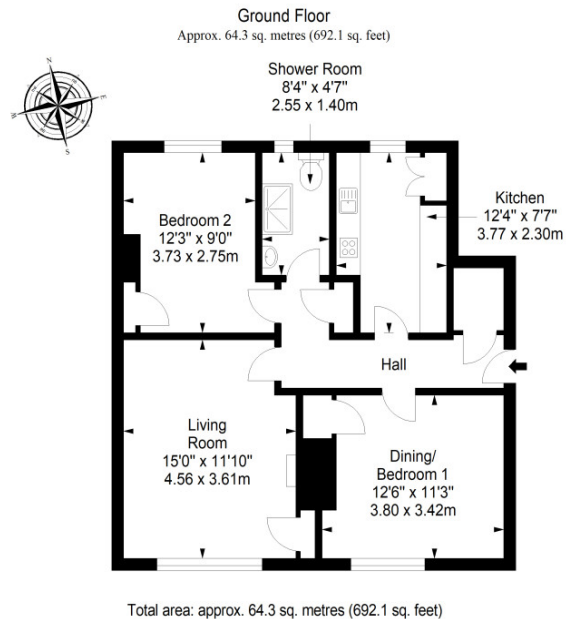
Extras: All fitted floor coverings, window coverings, and light fittings will be included in the sale.

## Features

- Main-door lower villa in St Andrews
- Entrance hall with built-in storage
- Spacious, south-facing living room
- Good-sized, garden-facing kitchen
- Dining room/bedroom 1
- Second double bedroom
- Attractive, modern shower room
- Low-maintenance private front and rear gardens
- Access to unrestricted on-street parking
- Gas central heating and double glazing



# Floorplan



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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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