



Thorntons 
The right way to move

12 Muttoes Court Muttoes Lane

St Andrews, Fife, KY16 9AY





Summary

Located in the heart of St Andrews, this appealing modern flat lies on the ground floor of an established development, pleasantly overlooking its shared gardens. The neutral interiors feature a dual-aspect living/dining room openly adjoined to a fitted kitchen, a double bedroom, a bathroom with shower-over-bath, and excellent storage. The historic town is renowned for its university, golf courses, and sandy beaches, all accessible by foot from this prime central address.

Extras: Included in the sale are all fitted floor and window coverings and light fittings.

Features

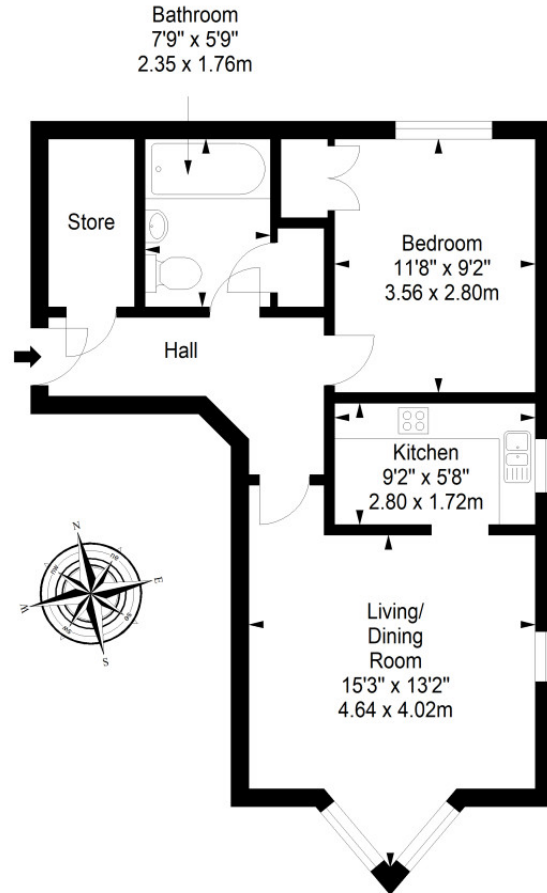
- Central location in sought-after coastal town
- Easily adaptable neutral décor
- Light and airy ground-floor flat
- Hall with secure entry system and store
- South-facing living/dining room open to:
- Bright fitted kitchen
- Spacious double bedroom with storage
- Bathroom with shower-over-bath and storage
- Sunny shared garden with seating areas
- Secure communal bike storage
- Unrestricted on-street parking
- Electric heating and double glazing



Floorplan

Ground Floor

Approx. 47.7 sq. metres (513.4 sq. feet)



Bathroom
7'9" x 5'9"
2.35 x 1.76m

Store

Hall

Bedroom
11'8" x 9'2"
3.56 x 2.80m

Kitchen
9'2" x 5'8"
2.80 x 1.72m

Living/
Dining
Room
15'3" x 13'2"
4.64 x 4.02m

Total area: approx. 47.7 sq. metres (513.4 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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