



**Thorntons**   
The right way to move

## 9 Argyle Court, St Andrews,

Fife, KY16 9BW







## Summary

Situated in the heart of highly desirable St Andrews, within easy reach of excellent amenities, world-renowned golf facilities, a variety of shops, the theatre, scenic outdoor spaces, including the beach and the botanical gardens, and bus/road links, this one-bedroom ground-floor flat is sure to appeal to a wide range of buyers. The flat further comprises two south-facing reception rooms interconnected via sliding doors for a semi-open-plan layout, a kitchen with fitted units, and a modern shower room with vanity storage and a towel radiator. Externally, 9 Argyle Court benefits from residents' parking and well-kept communal gardens.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

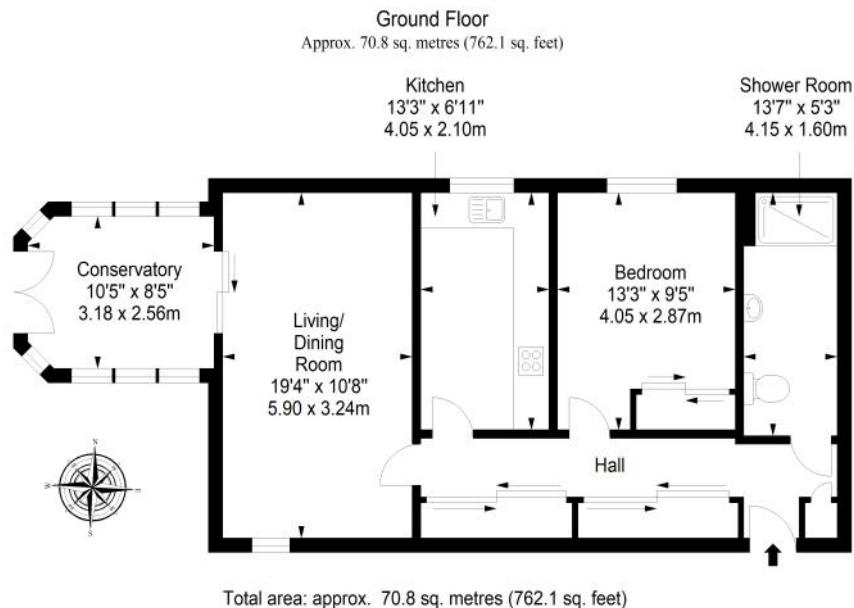
## Features

- Ground-floor flat in St Andrews
- Part of a 51-flat complex
- Secure shared entry system
- Private main entrance
- Entrance hall with built-in storage
- Sunny and spacious living/dining room
- Triple-aspect conservatory with French doors
- Kitchen with fitted units
- Spacious double bedroom with a built-in wardrobe
- Modern shower room with a towel warmer
- Shared gardens
- Private resident's parking
- Electric heating and double glazing





# Floorplan



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## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstruthearea@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

### PERTH

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

### EDINBURGH

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

### ST ANDREWS

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

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@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.

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