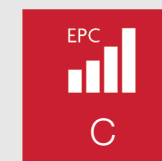
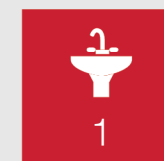
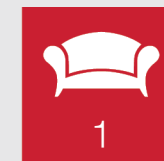




Thorntons
The right way to move

49 Boase Avenue
St Andrews

Fife, KY16 8BX





Summary

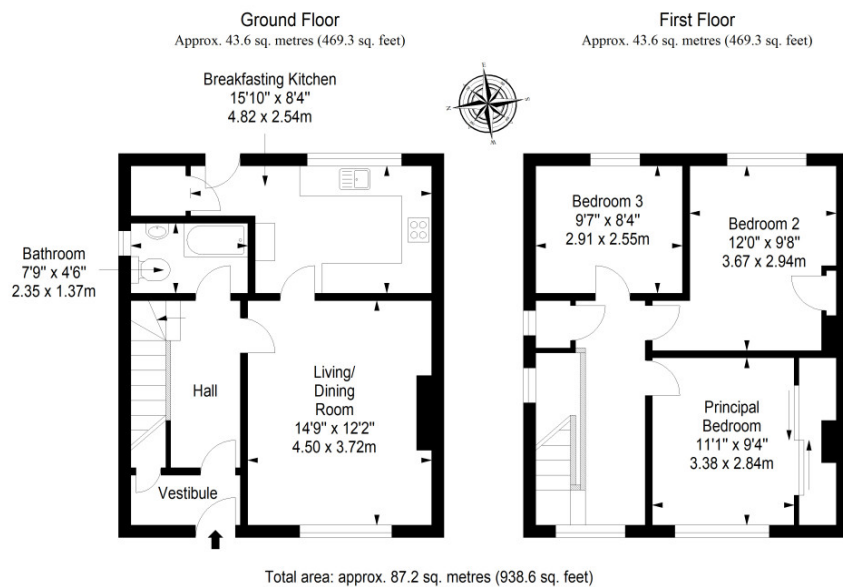
Occupying a generous plot on an established residential street in highly desirable St Andrews, this traditional semi-detached house offers three bedrooms and spacious living areas, with a neutral palette of décor throughout and a stylish, contemporary bathroom. The house is situated close to all that St Andrews has to offer, such as a wide and diverse range of shops, restaurants, cafés, and bars, schools at primary and secondary level, as well as the highly regarded university, outstanding golf facilities, and scenic open spaces. Please note the property is being sold with a lease running from 1st August 2024 to 31st May 2025. Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Features

- Traditional semi-detached house in St Andrews
- Entrance vestibule (with storage) and hall
- West-facing living/dining room
- Breakfasting kitchen with storage and garden access
- Three bedrooms, two with built-in storage
- Stylish, modern bathroom with shower-over-bath
- Generous front and rear gardens
- Private driveway for multiple vehicles
- Gas central heating and double glazing
- HMO licence is in place for 3 persons



Floorplan



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