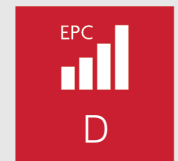
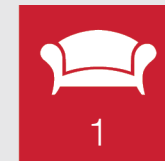




**Thorntons**   
The right way to move

35 Abbey Court  
St Andrews

Fife, KY16 9TL







## Summary

This first-floor flat benefits from a peaceful off-street setting in the centre of desirable St Andrews. The airy interiors offer a blank canvas of neutral décor and include a double bedroom with storage, a modern shower room, and a bright kitchen open to a spacious dual-aspect living area with dedicated zones for relaxation, home working, and seated dining. The property will appeal to first-time buyers, professionals, and investors, owing to its prime location within walking distance of St Andrews' renowned university, world-famous golf courses, beach, and other central amenities and attractions. Extras: All fitted floor and window coverings and light fittings are included.

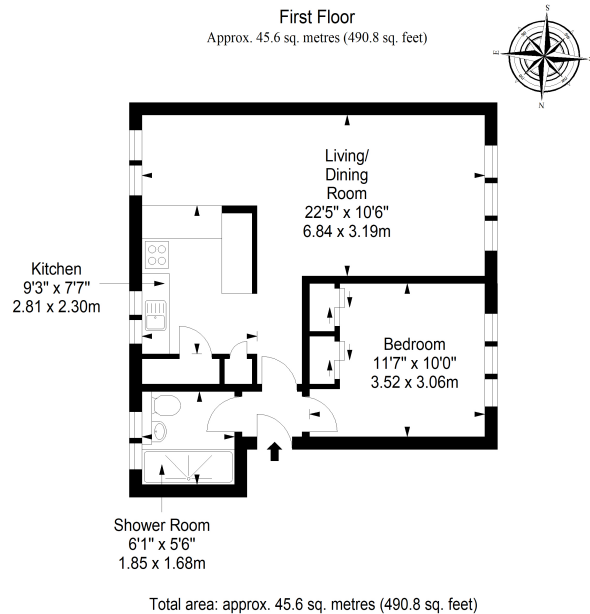
## Features

- Quiet town centre setting
- Beach within easy walking distance
- First-floor flat with an appealing neutral finish
- Secure entry system and shared stairwell
- Entrance hall
- Dual-aspect living/dining room open to:
- Bright fitted kitchen
- One double bedroom
- Modern shower room
- Excellent built-in storage
- Additional residents' parking
- Gas central heating and double-glazing





# Floorplan



# Thorntons

The right way to move

## 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  
dundeesea@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  
montrosesea@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