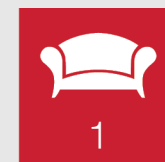




## St Nicholas Cottage,

St Mary Street, St Andrews, Fife,  
KY16 8LE



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1



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## Summary

Set on a corner plot close to the beach in St Andrews, this handsome detached cottage is sure to appeal to a wide range of buyers. Now needing cosmetic upgrading to unlock its full potential, the period cottage features a sunny living room with a fireplace and French doors to the deck, a breakfasting kitchen, two double bedrooms, and a shower room. Externally, St Nicholas Cottage is complemented by private, wrap-around gardens, an outbuilding and off-street parking. Additionally, the home is conveniently located within walking distance of the beach, shops, parks, schools and bus/road links.

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

## Features

- Detached cottage on a generous corner plot
- Sought-after seaside location in St Andrews
- Exciting opportunity for redecoration and renovation
- Entrance hall with storage
- Triple-aspect living room with fireplace
- Breakfasting kitchen with fitted units
- Two double bedrooms (one with wardrobes)
- Three-piece shower room
- Wrap-around gardens
- Wooden deck overlooking the beach
- Garden store with two more stores
- On-street parking
- Gas central heating and double glazing



“A two-bedroom traditional detached cottage in St Andrews offers buyers exciting opportunities for modernisation and renovation.”











“Boasting a highly desirable location, a short walk to the picturesque beach, this period property is accompanied by private gardens and off-street parking.”



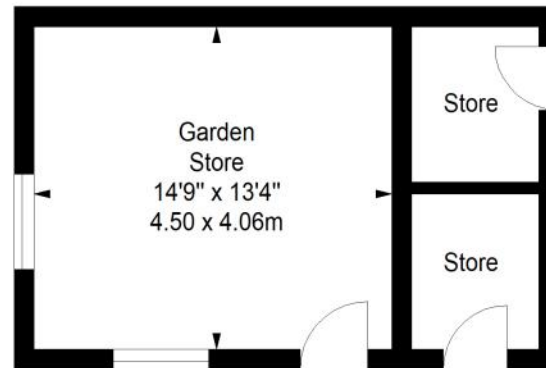




# Floorplan

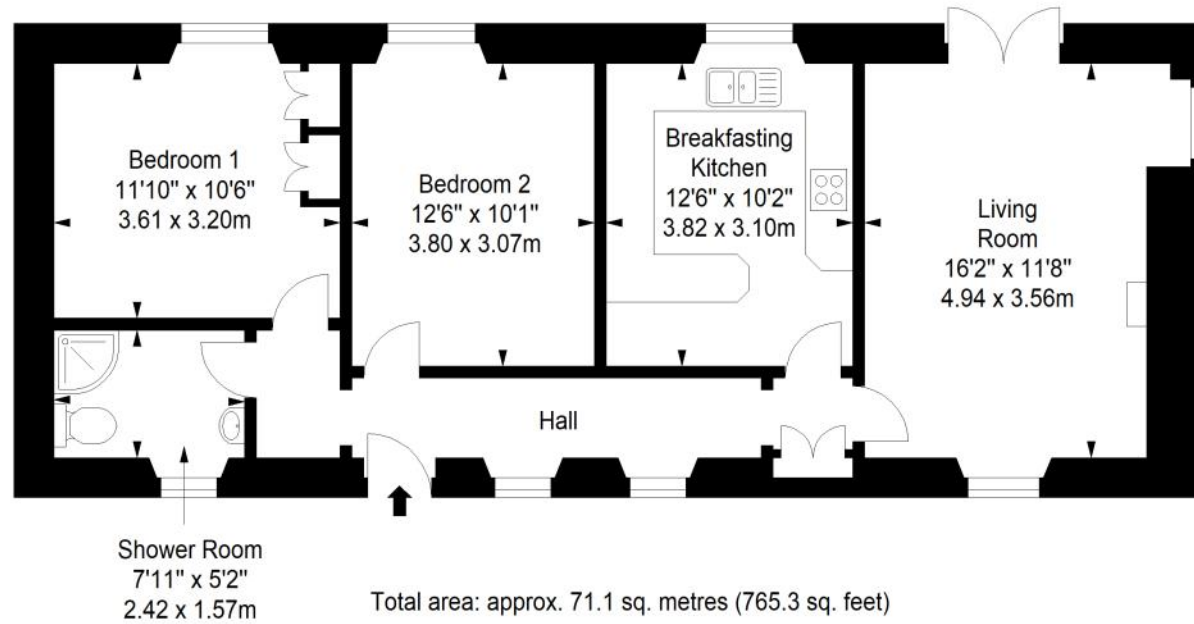
## Outbuildings

Approx. 25.7 sq. metres (276.6 sq. feet)



## Ground Floor

Approx. 71.1 sq. metres (765.3 sq. feet)





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