





17 Kinness House

Abbey Park Avenue, St
Andrews, Fife, KY16 9JS

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Summary

Offering generously-proportioned, well-presented accommodation, this third/top-floor apartment forms part of a luxury riverside development in exclusive St Andrews. It accommodates three bedrooms, a large living room, a dining kitchen, and two bathrooms, as well as benefiting from access to landscaped shared grounds and an allocated parking space. As well as lying just a stone's throw from the beach, the apartment is within easy reach of the town's outstanding amenities, sure to appeal to a wealth of buyers.

Extras: all window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Features

- Luxury riverside development in exclusive St Andrews
- Well-presented, generously proportioned third/top-floor apartment
- Secure shared entrance and stairwell
- Spacious hallway with built-in storage
- Generous, south-facing living room
- Modern dining kitchen with separate utility room
- Two double bedrooms with built-in storage
- One single bedroom/home office
- One en-suite shower room
- Family bathroom with shower-over-bath
- Access to landscaped shared gardens
- Allocated parking space
- Gas central heating and double glazing



"Third/top-floor apartment within an exclusive development in sought-after St Andrews, just a stone's throw from the beach."



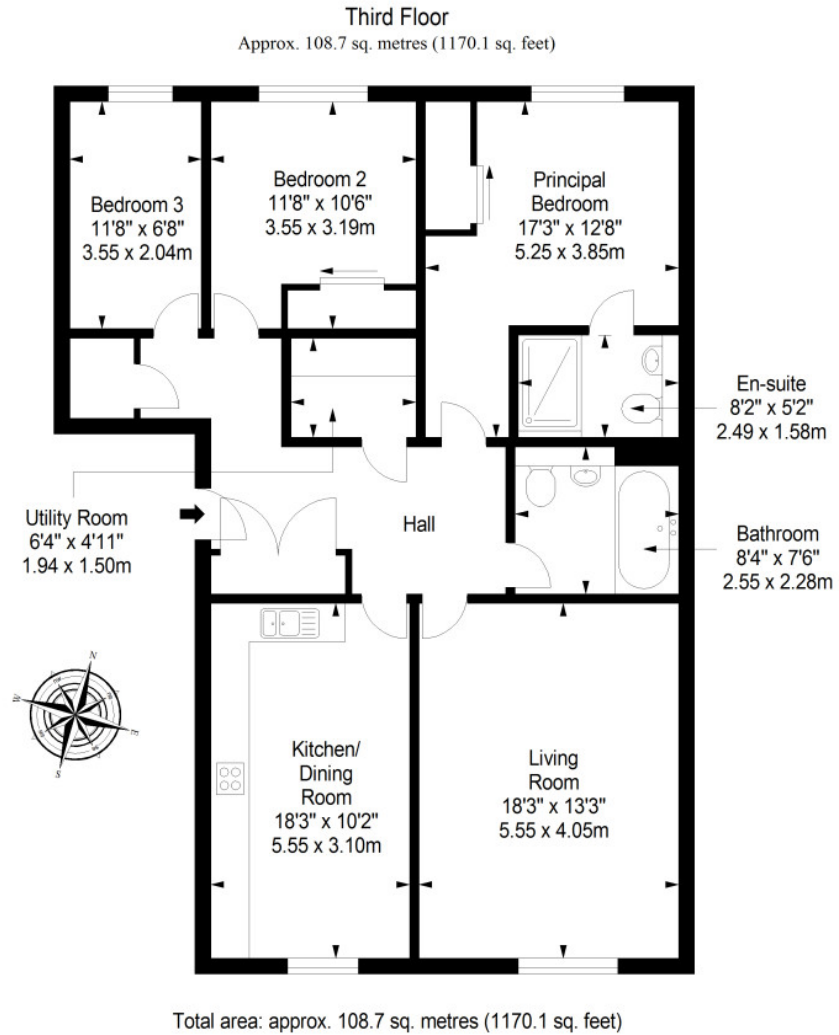




"The well-presented home benefits from access to landscaped shared gardens and an allocated parking space."



Floorplan





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The right way to move



Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstruthearea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeesea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

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

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cupareaa@thorntons-law.co.uk

EDINBURGH

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

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montroseea@thorntons-law.co.uk

ST ANDREWS

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



@ThorntonsPropertyServices



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