







4 St Nicholas House

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

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Summary

Set on the first floor of a sought-after development in exclusive St Andrews, this well-proportioned two-bedroom, two-bathroom flat boasts beautifully presented, contemporary interiors and tasteful, stylish décor throughout. The development is accompanied by lovely shared garden and private residents' parking. Furthermore, the flat lies within easy reach of the outstanding amenities St Andrews has to offer, such as a wide range of shops, schools, the university, cultural and entertainment venues, world-class golf courses, and scenic open spaces including the beach.

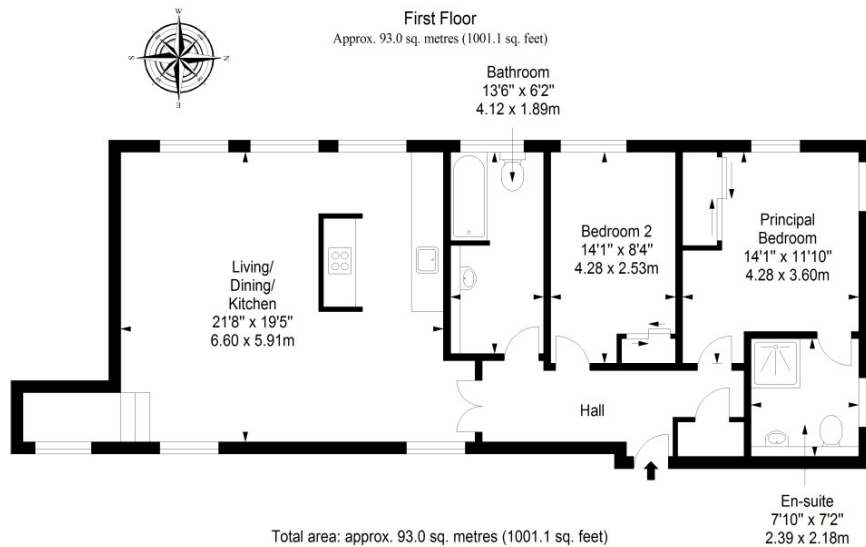
Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Features

- First-floor flat in exclusive St Andrews
- Set within a sought-after development
- Secure shared entrance and stairwell
- Hallway with built-in storage cupboard
- Open-plan kitchen, living, and dining room with adjoining study/storage area
- Beautifully appointed, fully integrated kitchen
- Two double bedrooms with built-in wardrobes
- One airy en-suite shower room
- Spacious bathroom with excellent storage
- Well-maintained shared gardens
- Private residents' parking
- Gas central heating



Floorplan



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The right way to move

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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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