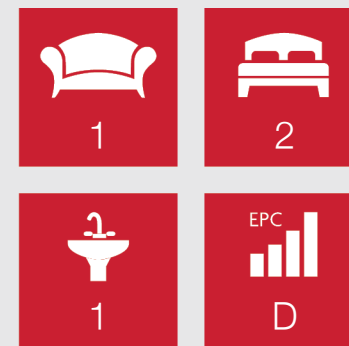




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## 3 Argyle Court

St Andrews, Fife, KY16 9BW







## Summary

Well-presented with attractive, modern interiors and neutral décor throughout having undergone significant improvements and upgrades, this two-bedroom ground-floor flat forms part of an established retirement development in exclusive St Andrews. St Andrews is home to outstanding amenities, such as a wealth of shops (including supermarkets, high street stores, and independent retailers), transport links, fitness and leisure facilities, world-class golf courses, and open spaces, including the beach.

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

Factor: The development is factored by Trinity Factors.

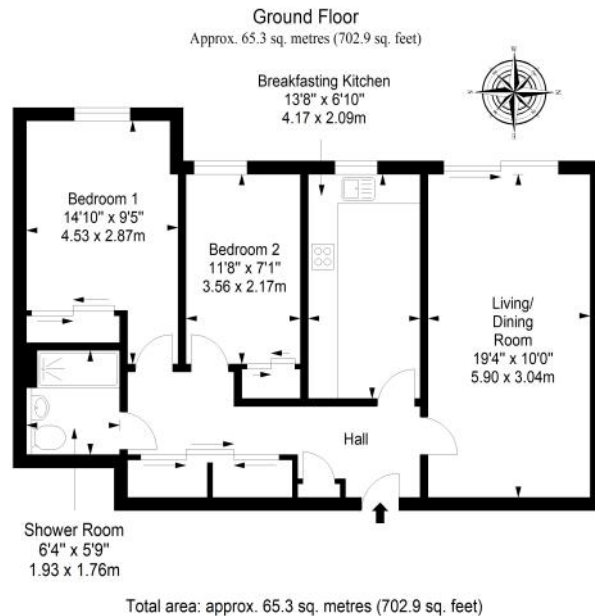
## Features

- Ground-floor retirement flat in St Andrews
- Recent significant upgrades
- Secure shared entrance
- Hallway with built-in storage
- Generous living/dining room with doors onto garden
- Attractive, recently fitted kitchen
- Two double bedrooms with built-in wardrobes
- Stylish, contemporary shower room with underfloor heating
- Shared gardens and private residents' parking
- Communal lounge
- Careline alarm system
- Electric heating and double glazing





# Floorplan



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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.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



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