



Thorntons
The right way to move

22 Hutchison Court, St
Andrews, Fife KY16 8HN



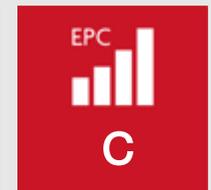
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3



1



C



Summary

This well-proportioned three-bedroom second-floor flat forms part of an established residential development in St Andrews and offers bright accommodation with a practical layout and pleasant open outlooks. The property is accessed via a communal stair and opens into a central hall which connects all main rooms. The accommodation comprises: spacious living/dining room, kitchen, three well-proportioned bedrooms and bathroom. Externally, the property benefits from a private balcony, shared grounds, and access to a private garden area to the rear, as well as nearby resident parking.

Features

- Spacious three-bedroom second-floor flat
- Bright living and dining room
- Private balcony with open residential outlook
- Well-equipped fitted kitchen
- Three well-proportioned bedrooms
- Bathroom with shower over bath
- GCH, DG and EPC: C
- Ground floor store and additional garden store
- Shared garden grounds with private garden section
- Residential location with nearby parking

Room Measurements

Living / Dining Room: 14'2" x 13'8" (4.31m x 4.17m)

Kitchen: 10'4" x 7'7" (3.14m x 2.31m)

Bedroom 1: 14'1" x 10'10" (4.30m x 3.30m)

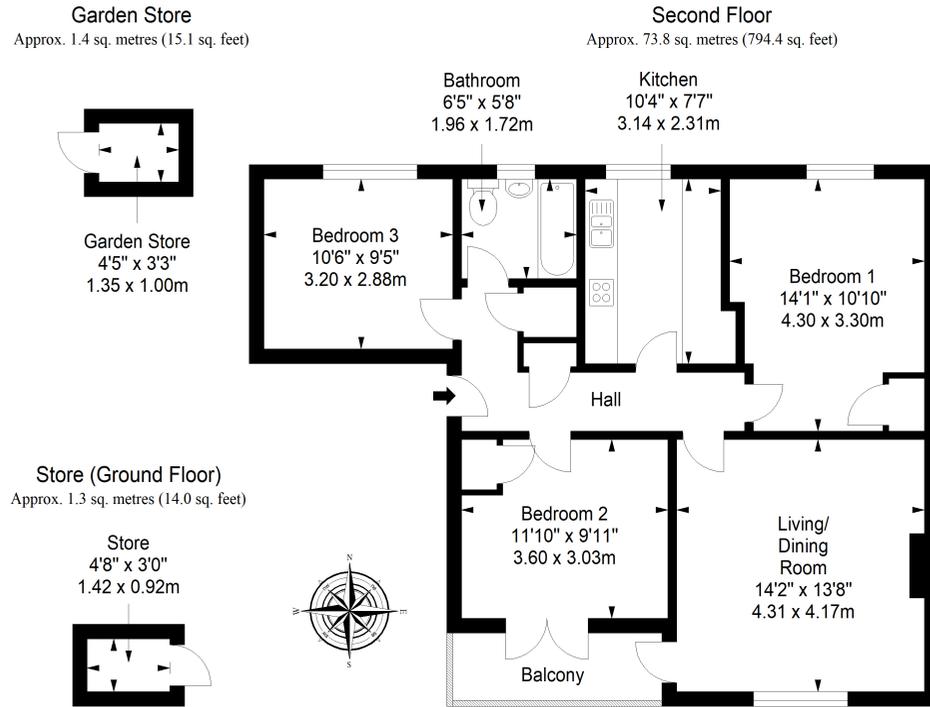
Bedroom 2: 11'10" x 9'11" (3.60m x 3.03m)

Bedroom 3: 10'6" x 9'5" (3.20m x 2.88m)

Bathroom: 6'5" x 5'8" (1.96m x 1.72m)



Floorplan



Total area: approx. 73.8 sq. metres (794.4 sq. feet)

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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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