



8B Bell Street,
St Andrews KY16 9UX

Offers Over £329,000

Immaculately presented duplex apartment in the heart of St Andrews town with a novel rooftop terrace. Entry directly off Bell Street via secured entry system into a well maintained stairwell shared with Flats 8A and 8C. Mailboxes and bin recess. Entry into inner hallway which gives access to lounge, bathroom and upper level. Open plan lounge / dining room / kitchen with large walk-in storage cupboard.

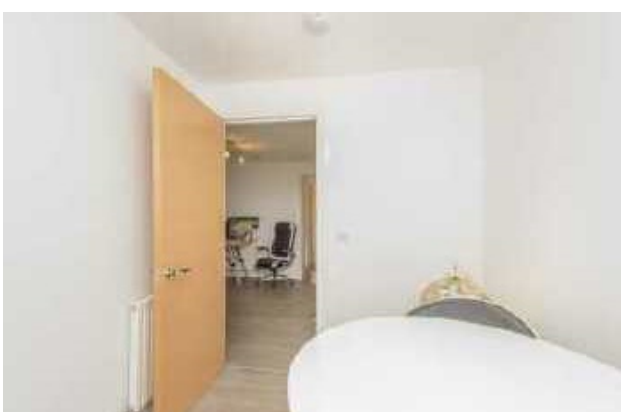
Modern, fitted kitchen with base and wall mounted units, integral Lamona oven, grill, hob, fridge and slim-line dishwasher. Bedroom overlooking Bell Street. Contemporary bathroom with WC, WHB and over-bath mains shower. Tiled to half wall and fully tiled around the bath area. Tiled flooring. Heated towel rail and extractor. Upper level reached via stairway flooded with light from skylight window.

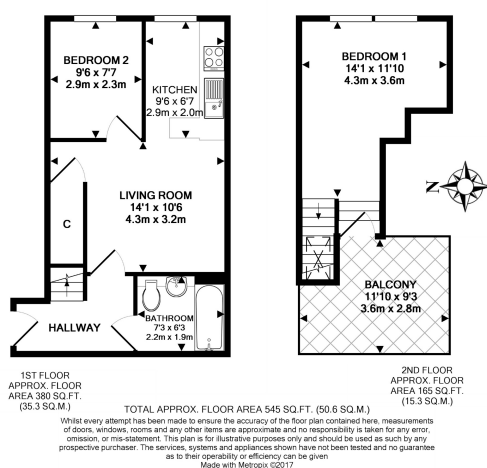
Generous bedroom with double windows onto Bell Street. Deep storage cupboard which may lend itself for conversion into an en-suite facility Access to decked roof terrace with ample space for outdoor seating / dining and a stunning outlook over the surrounding rooftops and to the hill-side beyond. Factoring charges apply to this property and the current charge is £39 per month. EPC C

- Duplex apartment
- Living/Kitchen
- 2 Bedrooms
- Bathroom
- Balcony



8B Bell Street, St Andrews KY16 9UX





Thorntons is a trading name of Thorntons LLP. Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information. Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.

T: 03330 430090 | E: genea@thorntons-law.co.uk | www.thorntons-property.co.uk

Dundee | Anstruther | Arbroath | Cupar | Edinburgh | Forfar | Kirkcaldy | Montrose | Perth | St Andrews