



1 Alexandra Place, St Andrews, KY16 9XD

This spectacularly handsome town centre apartment, with its own private entrance door, forms part of a handsome B listed terraced property enviably located in a desirable conservation area of St Andrews, only a short walk to the famous Old Course.

The apartment retains many original features, from the traditional storm door and glass paned inner door, working shutters, deep skirting to the decorative plaster and cornice work. The beautifully presented accommodation presented in fresh decorative order comprises entrance hall, elegant drawing room with large feature bay window and wooden fire surround, fitted breakfasting kitchen with fitted base and wall units, master bedroom with door giving access to south facing private garden, a further double bedroom and refurbished shower room. The property benefits from gas central heating fired by a recently installed gas boiler.

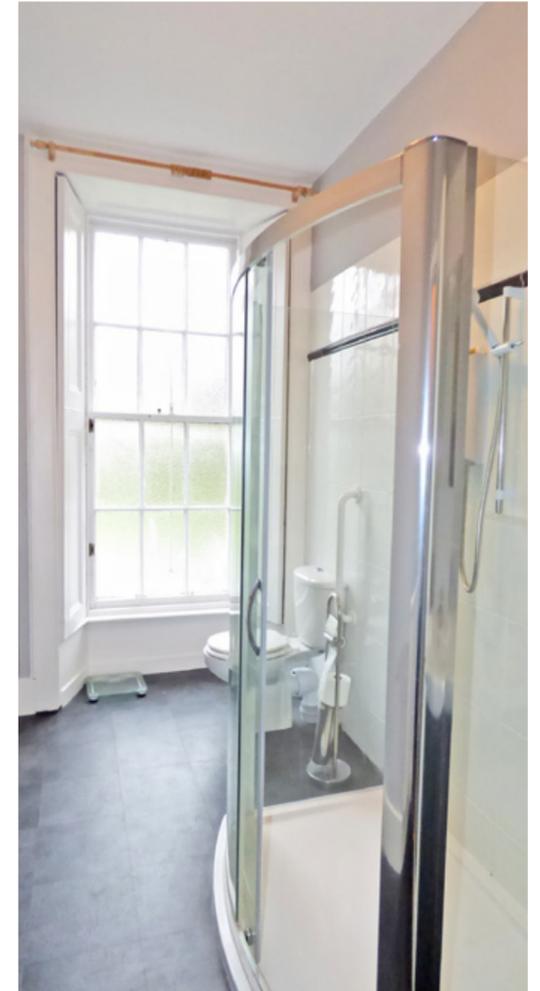
Another great feature of the property is the owners private low maintenance south facing walled garden, a hidden gem!

The historic town of St Andrews is without doubt one of the most popular locations in Britain. St Andrews is home to the Royal and Ancient Golf Club and the famous Old Course. Its amenities include Scotland's oldest university, founded in 1413, beautiful award winning beaches, historic buildings, including the ruins of the cathedral, castle and St Rule's Tower and a wide variety of specialist shops and restaurants.

Renowned worldwide as "the home of golf", the residents of the town are eligible for reduced green fees over the seven St Andrews Links courses. There are many other golf courses in the area, including The Dukes, Kingsbarns and the Fairmont St Andrews complex.

St Andrews is well placed for commuting to most of the surrounding towns such as Dundee, Perth, Kirkcaldy, Glenrothes and Cupar. The railway station at nearby Leuchars is on the main Aberdeen to London line and provides a fast link to both Dundee and Edinburgh. Edinburgh airport with its shuttle service to London is approximately fifty miles away and further airport facilities and London flights are available from Dundee.

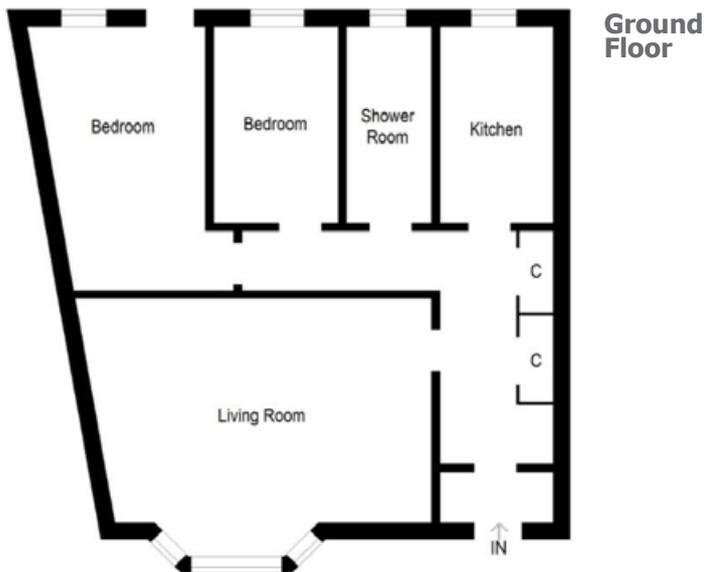
- Town Centre Apartment
- Drawing Room
- Breakfasting Kitchen
- 2 Bedrooms
- Shower Room
- Gas Central Heating
- Walled Garden
- EPC Rating C



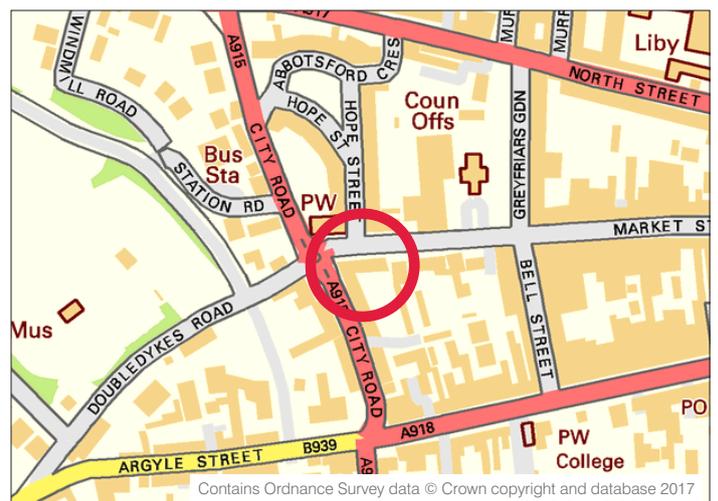
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## Room Dimensions

Entrance Vestibule	8'0 x 4'1	(2.44m x 1.24m)
Entrance Hall	19'3 x 8'0	(5.87m x 2.44m)
Drawing Room	23'1 x 18'10	(7.04m x 5.74m)
Breakfasting Kitchen	11'4 x 7'9	(3.45m x 2.36m)
Bedroom 1	16'10 x 9'3	(5.13m x 2.82m)
Bedroom 2	11'5 x 7'9	(3.48m x 2.36m)
Shower Room	12'10 x 5'3	(3.91m x 1.60m)



Illustrative only. Not to scale.



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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.

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