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4 Alison's Close

| St Andrews | KY16 9EQ

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| St Andrews | KY16 9EQ
<div align="right">Offers Over £420,000</div>

This charming C listed traditional terraced cottage, is quietly and enviably located in a highly desirable private gated close, within the heart of the historic town centre, tucked off one of the main thoroughfares and within walking distance of restaurants and St Andrews Cathedral and Castle. The property is a six to seven minutes walk to the Old Course and is also within easy walking distance of all university departments.

The accommodation comprises on the ground floor: entrance vestibule, dining room open plan to kitchen and shower room and on the upper floor, spacious sitting room/bedroom and further double bedroom.

Access to the property is through a wrought iron gate giving access to a shared private path which leads to the property. To the front of the property there is a delightful sheltered garden laid to flagstones and interspersed with a great variety of flowering plants, trees and shrubs. EPC D
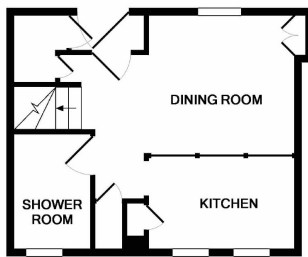
- Traditional Terraced Property
- Town Centre
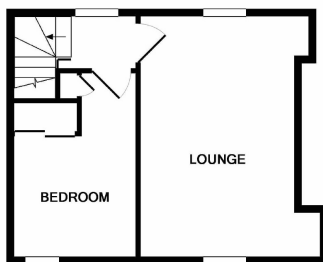- Private Gated Close
- Sitting Room/Bedroom
- Dining Room

- Kitchen
- Further Double Bedroom
- Shower Room
- Gas Central Heating
- Garden

Entrance Vestibule	4'8 x 2'2	1.42m x 0.66m
Sitting Room/Bedroom	18'10 x 9'10	5.74m x 3.00m
Dining Room	18'0 x 9'0	5.49m x 2.74m
Kitchen	9'7 x 6'1	2.92m x 1.85m
Bedroom	12'0 x 7'9	3.66m x 2.36m
Shower Room	9'2 x 4'10	2.79m x 1.47m

GROUND FLOOR

1ST FLOOR

aspc   êspc   fifespc   pspc   tspc   spc scotland

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