



16 St Leonards Fields House, Abbey Walk

| St Andrews | KY16 9LB

**Thorntons**   
*Let's get a move on!*



Superb executive top floor apartment located in the much sought after St Leonards Fields House and within a short stroll of St Andrews historic town centre.



Internally this luxurious apartment comprises: entrance hallway giving access to all living accommodation, L-shaped and open plan lounge/kitchen with a fabulous balcony overlooking St. Leonards towards the town. The kitchen has recently been remodelled and installed with contemporary wall and base mounted units with integrated double oven, dishwasher, fridge freezer, tumble dryer and washing machine. Additionally there is ample space for dining. Bedroom one is spacious with traditional feature cornicing and carpeted flooring. Bedroom two has built in wardrobes with hanging/shelving/storage space and carpeted flooring. The bathroom comprises a three piece suite with vanity unit, wash hand basin, WC and Jacuzzi bath with thermostatic shower above.

The flat further benefits from double glazed sash and case windows, gas central heating, security entry system and lift to the main door. There is an extensive storage area in the roof. Access is gained by means of a trap hatch in Bedroom two which has a drop down folding ladder.

There is private resident/visitor parking and well maintained communal landscaped gardens.



- Luxury Apartment with Balcony
- Spacious Lounge and Kitchen
- Two Double Bedrooms
- Bathroom with Jacuzzi Bath
- Residents Parking Facilities
- Well Maintained Communal Gardens
- Short Stroll From Town Centre
- Ample Amenities Close By
- GCH, DG, EPC Rating C



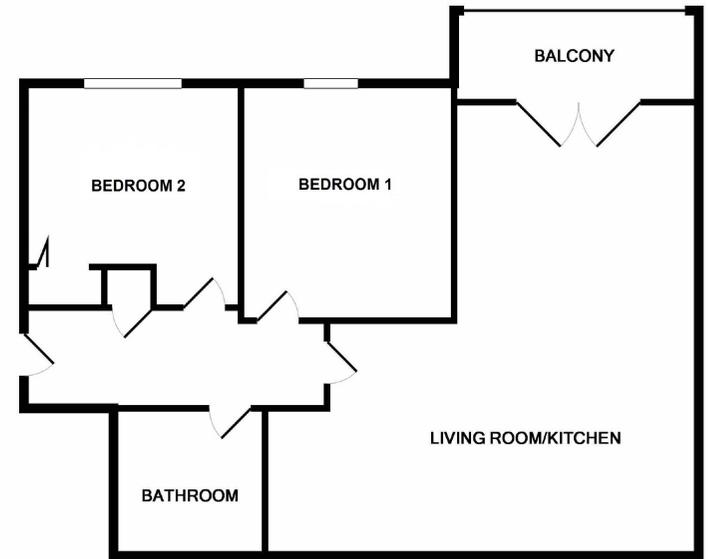
Entrance Hallway

Open Plan Lounge/  
Kitchen 7.08 x 6.02  
23'3" x 19'9"

Bedroom One 3.75 x 3.35  
12'4" x 11'0"

Bedroom Two 3.35 x 2.84  
11'0" x 9'4"

Bathroom 2.37 x 2.28  
7'9" x 7'6"



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T: 01334 474200

E: [standrews@thorntons-law.co.uk](mailto:standrews@thorntons-law.co.uk) | [www.thorntons-property.co.uk](http://www.thorntons-property.co.uk)

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