





This elegant upper floor two bedroom apartment, with fine south facing views over the Lade Braes and the countryside beyond, forms part of a handsome traditional property, enviably located within walking distance of shops, restaurants and St Andrews Cathedral and Castle.

The property is a ten-minute walk to the famous Old Course and is also within easy walking distance of all university departments.

The superb spacious apartment retains many charming original features such as the original wooden doors and fire surround, deep skirting and cornice work. The well maintained bright accommodation comprises entrance porch, vestibule and hall, grand sitting/dining room with views over the Lade Braes, fitted kitchen, two double bedrooms and bathroom. The property also benefits from gas central heating.

This charming apartment would make a comfortable town residence, an ideal golfing base/holiday home or could be viewed for its investment potential through letting.

EPC Rating -D.

St Andrews

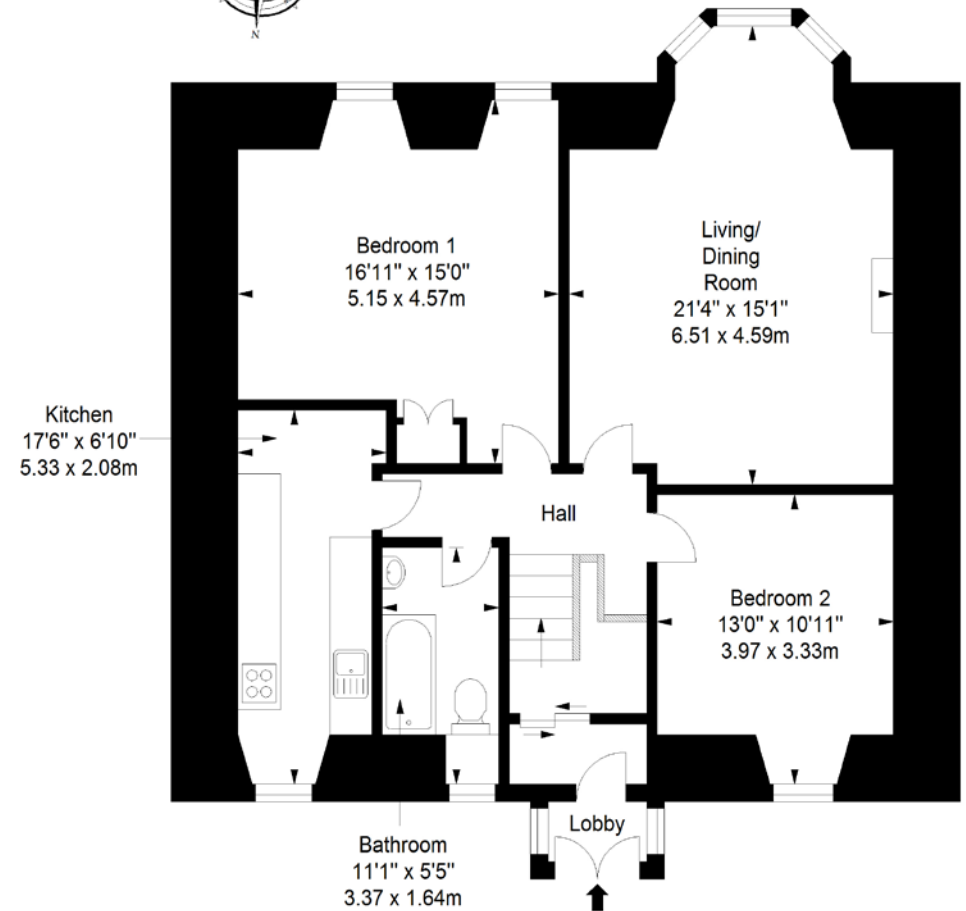
The historic town of St Andrews is without doubt one of the most popular locations in Britain. St Andrews is home to the Royal and Ancient Golf Club and the famous Old Course. Its amenities include Scotland's oldest university, founded in 1413, beautiful award winning beaches, historic buildings, including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





First Floor
Approx. 87.6 sq. metres (942.9 sq. feet)



Total area: approx. 87.6 sq. metres (942.9 sq. feet)

17-21 BELL STREET, ST ANDREWS, KY16 9UR, UNITED KINGDOM | 01334 474200 | WWW.THORNTONS-PROPERTY.CO.UK | STANDREWSEA@THORNTONS-LAW.CO.UK

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

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.

esp fife^{sp}
All you need