



4 St Nicholas House

Abbey Park Avenue, St
Andrews, Fife, KY16 9LQ





Summary

Set on the first floor of a sought-after development in exclusive St Andrews, this well-proportioned two-bedroom, two-bathroom flat boasts beautifully presented, contemporary interiors and tasteful, stylish décor throughout. The development is accompanied by lovely shared garden and private residents' parking. Furthermore, the flat lies within easy reach of the outstanding amenities St Andrews has to offer, such as a wide range of shops, schools, the university, cultural and entertainment venues, world-class golf courses, and scenic open spaces including the beach.

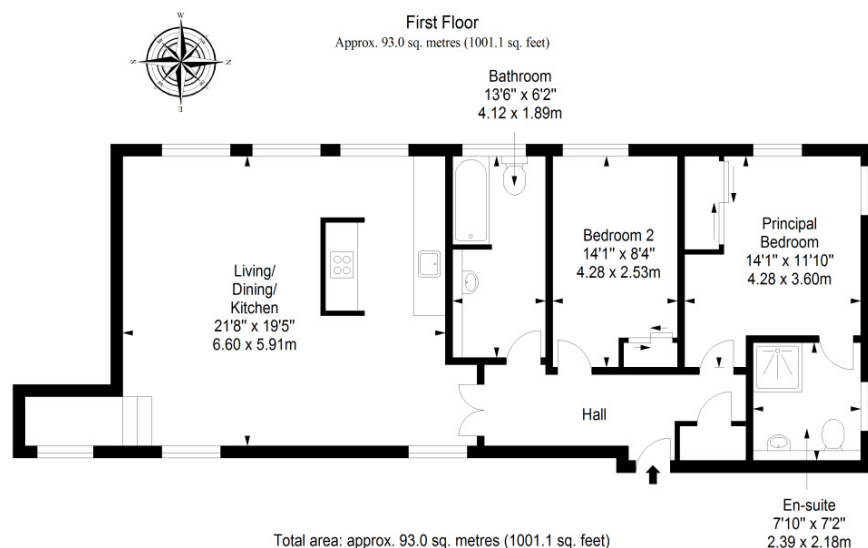
Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Features

- First-floor flat in exclusive St Andrews
- Set within a sought-after development
- Secure shared entrance and stairwell
- Hallway with built-in storage cupboard
- Open-plan kitchen, living, and dining room with adjoining study/storage area
- Beautifully appointed, fully integrated kitchen
- Two double bedrooms with built-in wardrobes
- One airy en-suite shower room
- Spacious bathroom with excellent storage
- Well-maintained shared gardens
- Private residents' parking
- Gas central heating and double glazing



Floorplan



Thorntons

The right way to move

Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montroseea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

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.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS