



**Thorntons**   
The right way to move

## 1 St Marys Cottage

70 South Street, St Andrews,  
Fife, KY16 9AQ





## Summary

Enjoying a secluded off-road position in the heart of historic St Andrews, this charming stone-built mid-terrace cottage will no doubt appeal to professionals and rental investors, due to its proximity to wide-ranging amenities, sandy beaches, and the university. The neutral modern interiors comprise an open-plan reception area and classically-styled kitchen, two double bedrooms equipped with mirrored built-in wardrobes, and a shower room.

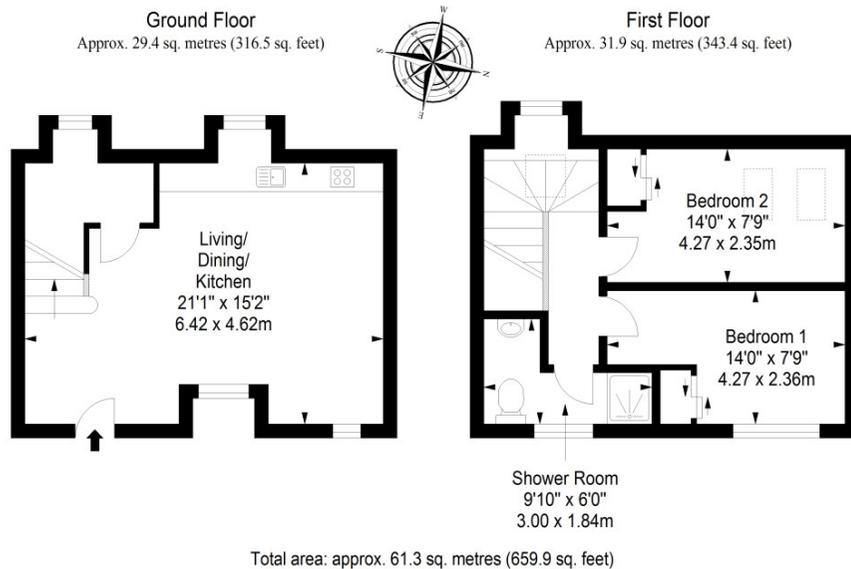
Extras: All fitted floor coverings, window coverings, and light fittings are included in the sale.

## Features

- Peaceful central location
- Short walk from the seafront
- Appealing neutral interiors
- Delightful mid-terraced cottage
- Open-plan living/dining room and kitchen
- Two double bedrooms
- Modern shower room
- Built-in storage
- Local on-street permit parking
- Gas central heating and full double-glazing



# Floorplan



## Our Branches

### ANSTRUTHER

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

### DUNDEE

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

### ARBROATH

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

### FORFAR

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

### BONNYRIGG

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

### MONTROSE

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

### EDINBURGH

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

### PERTH

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

### CUPAR

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

### ST ANDREWS

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