



Thorntons 
The right way to move

56 Saint Nicholas Street

St Andrews, Fife, KY16 8BQ





Summary

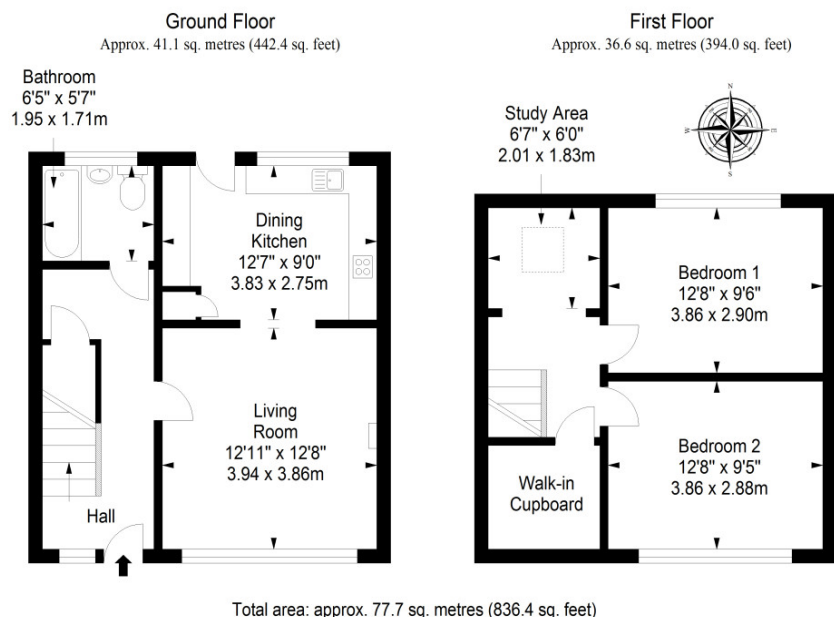
Situated in exclusive St Andrews, this two-bedroom mid-terraced house is presented with tasteful, modern interiors and peacefully backs onto lovely open green space. The property offers an ideal home for first-time buyers, professionals, couples, young families, rental investors, and downsizers alike, and it lies close to the outstanding amenities St Andrews has to offer. This includes a wide range of shops, schools at primary and secondary level, the university, transport links across the county and further afield, world-class golfing, and scenic outdoor spaces, including the idyllic beach. Extras: all fitted floor and window coverings, light fittings, garden shed, freestanding cooker, washing machine, and fridge are included. Other items may be available by separate negotiation.

Features

- Mid-terraced house in St Andrews
- Well-presented, modern interiors
- Entrance hall with built-in storage
- Elegant, south-facing living room
- Attractive dining kitchen
- Landing with study area and walk-in cupboard
- Two generous double bedrooms
- Modern bathroom with shower-over-bath
- Low-maintenance front and rear gardens
- Access to unrestricted on-street 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
montrosea@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