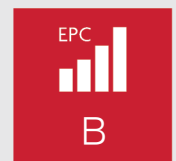
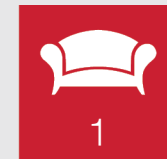




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12 Century Court,
100 North Street

St Andrews, Fife, KY16 9PW





Summary

Situated in the heart of St Andrews, this spacious garden flat offers two double bedrooms with fitted mirrored wardrobes, a principal en-suite shower room, a bathroom, and a fully integrated kitchen flowing openly into a south-facing living/dining room. The reception space and second bedroom open onto an enclosed sun-trap terrace, ideal for alfresco dining. Recently completed to an excellent standard, the exclusive development is designed with comfort, modern convenience, and energy efficiency in mind, and includes shared landscaped gardens and on-street parking. Extras: All fitted flooring, window coverings, light fittings, and appliances are included in the sale. Factor: The factor is managed by Ross & Liddell at an approximate quarterly cost of £300.

Features

- Spacious rear-facing garden flat in an exclusive town-centre development
- Communal lift and secure entry system
- Entrance hall with cloak storage
- Open-plan integrated kitchen and south-facing living/dining room with terrace access
- Two double bedrooms with fitted mirrored wardrobes (one with terrace access)
- En-suite shower room in the principal suite
- Bathroom with shower-over-bath
- Enclosed sun-trap terrace and landscaped communal gardens
- On-street parking
- Gas central heating and double glazing



"The high-end contemporary home enjoys open-plan living, a sunny and peaceful rear-facing aspect, and an enclosed terrace garden."



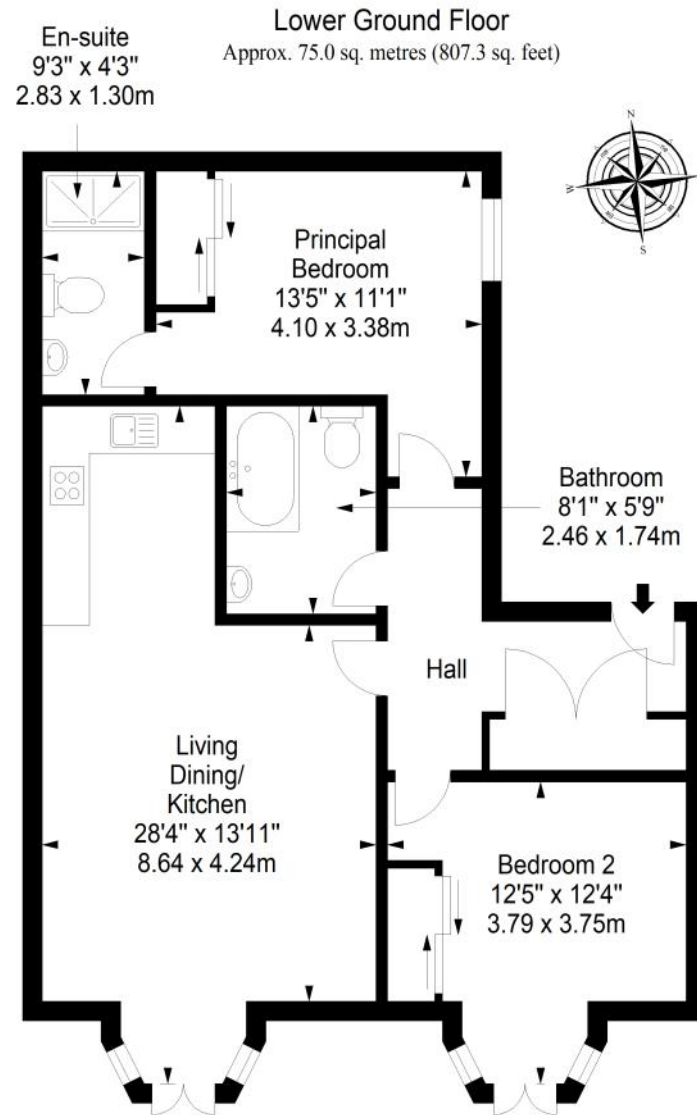




"The exclusive development offers secure parking and is ideally placed for shops, the university, stunning beaches, and world-class golf."



Floorplan



Total area: approx. 75.0 sq. metres (807.3 sq. feet)



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