

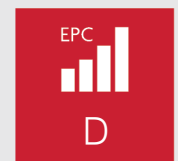
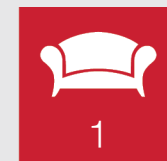


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The right way to move

86B, Market
Street,

St Andrews, Fife,

KY16 9PA





Summary

Situated in the heart of St Andrews, this second-floor flat enjoys a prime position on Market Street, just moments from the university, shops, cafés, and stunning beaches. Forming part of a handsome B-listed building, the flat, with an HMO licence for 3 people, offers a blend of character and convenience in one of Scotland's most desirable locations. The home offers a reception room, a well-appointed kitchen with fitted units and quality worktops, and three well-sized double bedrooms, two with built-in storage. A bathroom and ample storage throughout add to the practicality, alongside access to a shared rear area and on-street parking. Extras: All fitted floor and window coverings, light fittings, furniture and integrated appliances (incl. fridge/freezer, washing machine) are included.

Features

- Second-floor flat with HMO licence for 3
- Excellent central location in St Andrews
- Secure entry system and communal stairwell
- Entrance hall with generous built-in storage
- Sunny and spacious living/dining room
- Modern galley-style kitchen that is well-appointed
- Spacious main bedroom with storage
- Two more double bedrooms (one with built-in storage)
- Bathroom with overhead shower and mirror
- On-street parking
- Communal rear area
- Electric heating and double glazing
- EPC – D



"This spacious three-bedroom flat is ideal for students, professionals, or investors seeking flexible living in the centre of St Andrews"



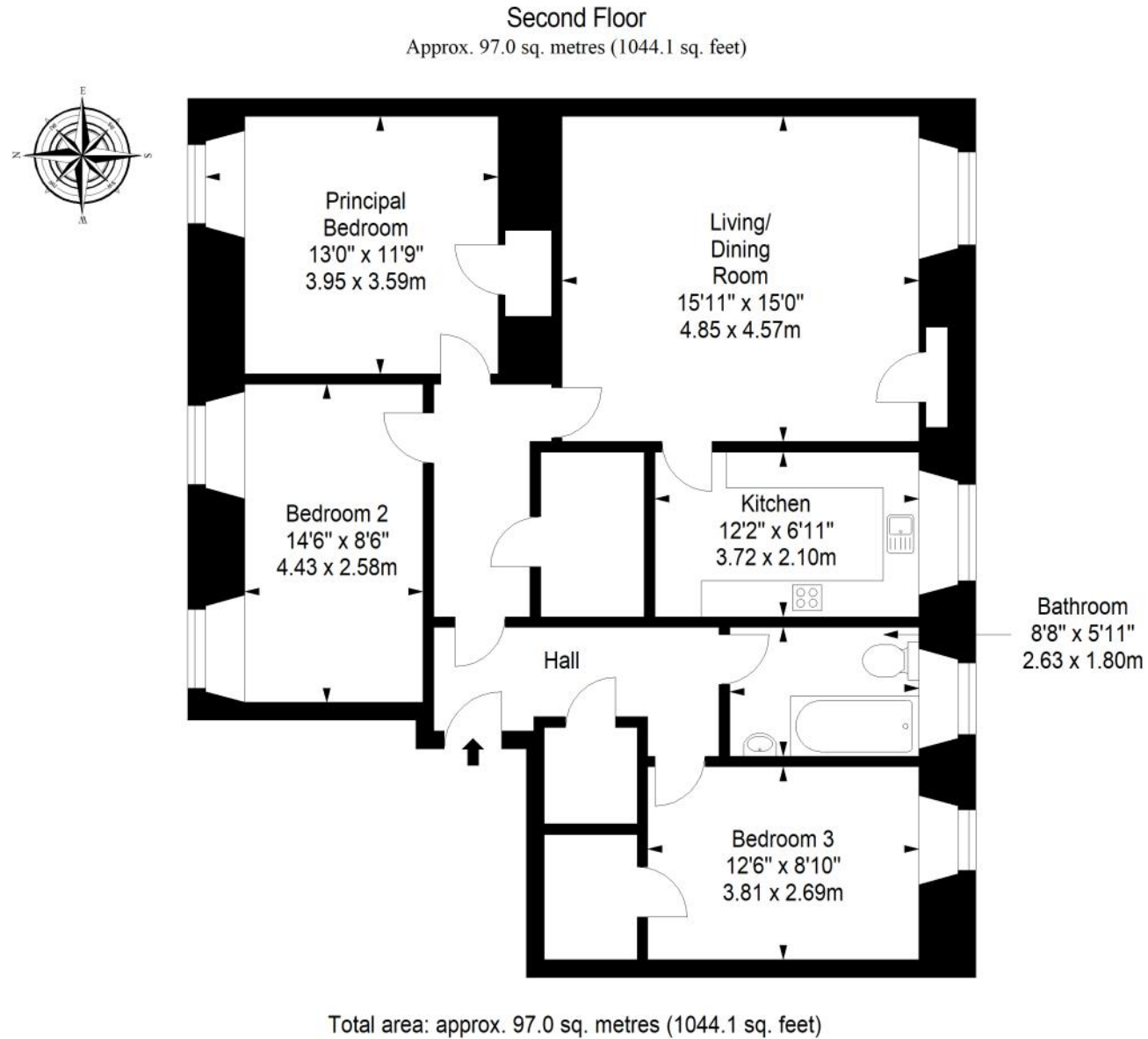




"Set in the heart of St Andrews, it enjoys a sought-after location close to the prestigious university, scenic beaches, and the vibrant town centre."



Floorplan





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