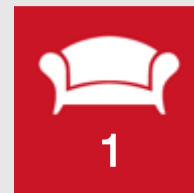


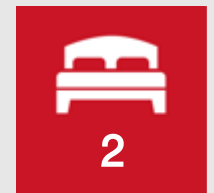


Thorntons 
The right way to move

34 Argyle Court, St Andrews,
Fife KY16 9BW



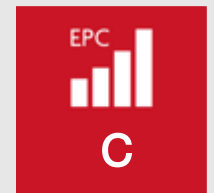
1



2



2



C



Summary

This well-presented two-bedroom apartment forms part of a sought-after retirement development suitable for age 50 plus and/or retirement living, in the heart of St Andrews. The bright and well-proportioned accommodation comprises a welcoming entrance hallway with excellent storage, a generous living/ dining room, a modern upgraded breakfasting kitchen and two bedrooms (one with ensuite and a separate shower room). The property benefits from shared gardens, private residents' parking, a Carline Alarm system and is factored by Trinity factors.

Features

- Suitable for age 50 plus or / and retirement living
- Spacious living/dining room ideal for relaxing
- Upgraded modern kitchen with appliances included
- Two bedrooms
- Rarely available two-bathroom layout (including en-suite)
- Excellent storage including loft access via fixed ladder
- Bright dual/tri-aspect apartment with excellent natural light
- Well-maintained communal gardens and residents' lounge
- Electric heating, Replaced double glazing
- EPC C

Room Measurements

Living / Dining Room: 19'3" x 9'11" (5.86m x 3.01m)

Breakfasting Kitchen: 13'5" x 6'11" (4.10m x 2.10m)

Principal Bedroom: 11'3" x 9'10" (3.44m x 3.00m)

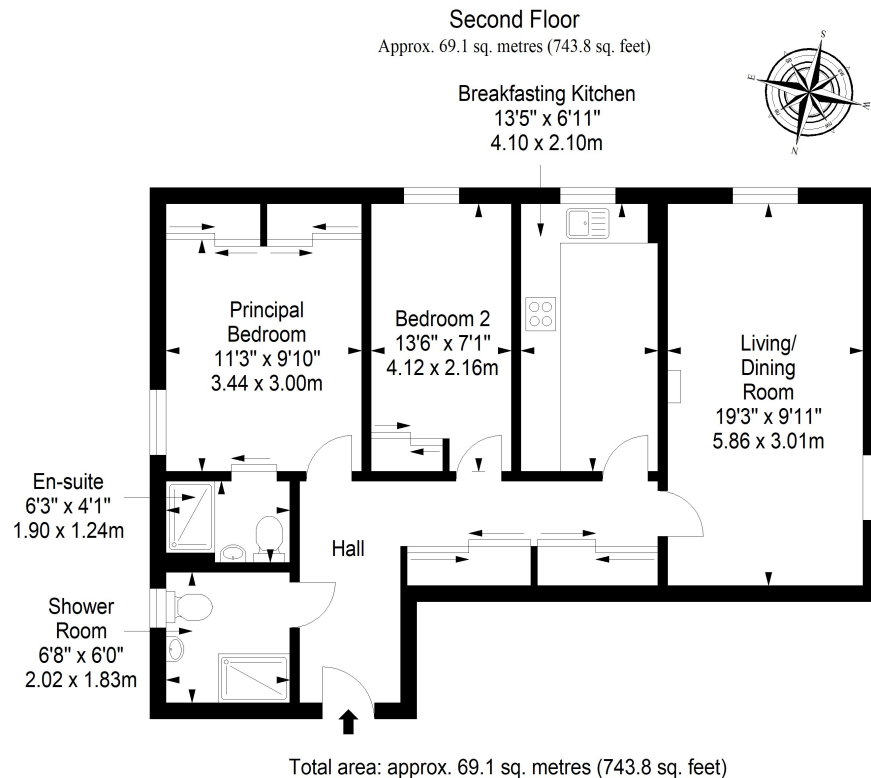
En-Suite Shower Room: 6'3" x 4'1" (1.90m x 1.24m)

Bedroom 2: 13'6" x 7'1" (4.12m x 2.16m)

Shower Room: 6'8" x 6'0" (2.02m x 1.83m)



Floorplan



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