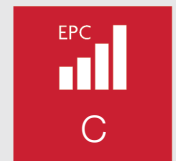
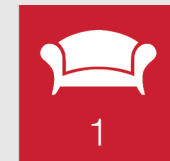




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11 St Mary Street,
St Andrews,

KY16 8AZ





Summary

Welcome to 11 Saint Mary Street, a traditional first-floor flat combining stylish modern interiors with generous, well-balanced accommodation in the heart of St Andrews. Accessed via a private main entrance, the property features a welcoming hall with WC and a spacious open-plan kitchen, living, and dining area with fitted units, ideal for modern living. Three bedrooms provide flexible accommodation, complemented by a contemporary bathroom and a separate utility room with a shower room. Additionally, the home benefits from a private garden with patio seating, on-street parking, and proximity to amenities, beaches, and university facilities. Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

Features

- Traditional first-floor flat in St Andrews
- Private main entrance
- Stylish, modern interiors throughout
- Entrance hall with WC
- Generous, west-facing, open-plan living/dining/kitchen with fitted units
- Two double bedrooms (one with storage)
- Versatile third bedroom
- Bathroom with overhead shower, towel warmer and vanity storage
- Convenient utility room and shower room
- Private garden with patio seating space
- On-street parking
- Gas central heating and double glazing



"This stylish first-floor flat offers spacious open-plan living, three double bedrooms, and private outdoor space with seating areas."



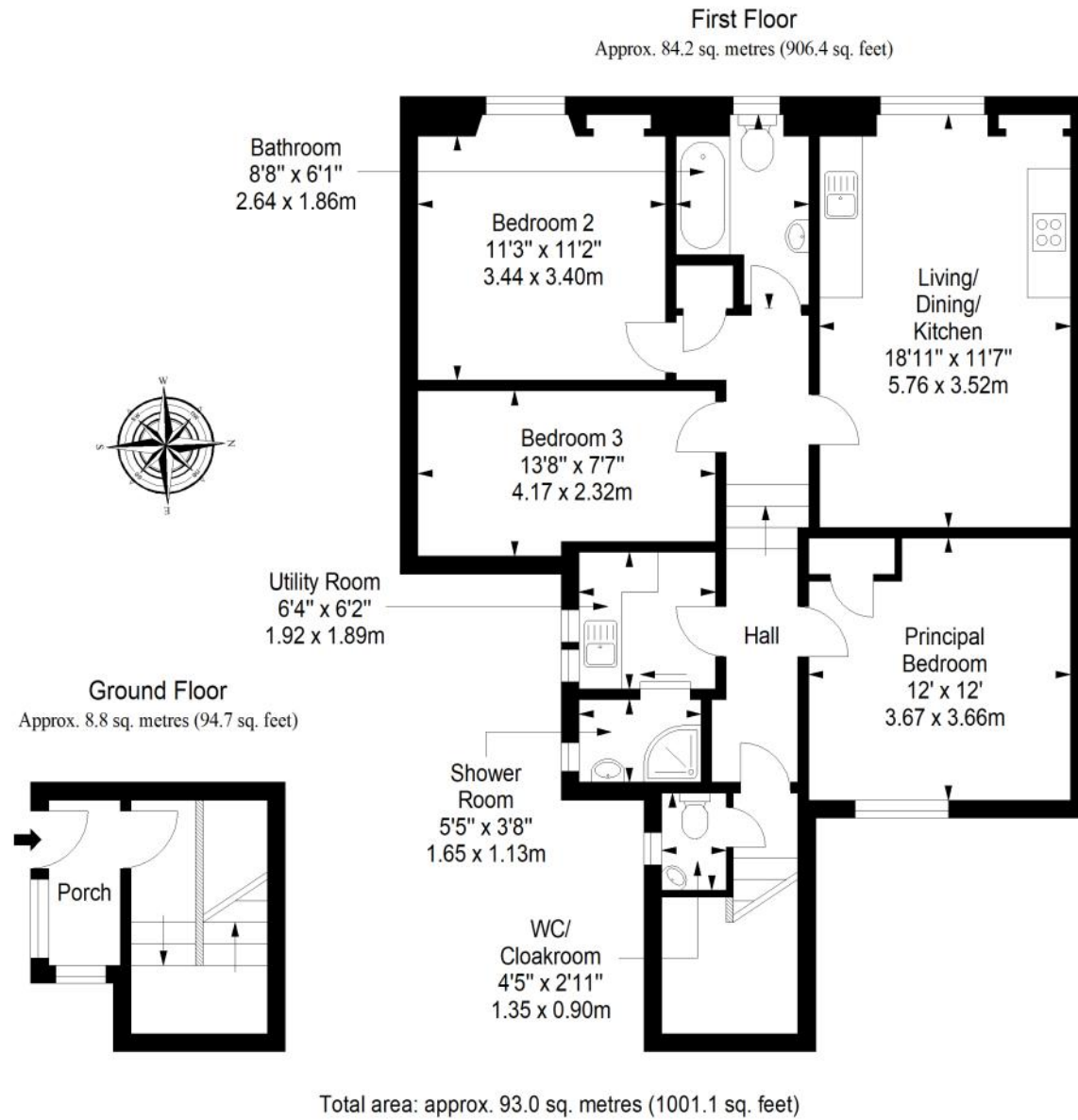




“11 Saint Mary Street is near to renowned schools, boutique shops, cafés, green spaces, beaches, and excellent everyday amenities.”



Floorplan





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