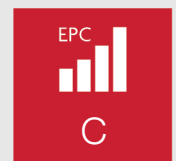
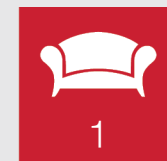




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17 Argyle Street,

St Andrews, Fife, KY16 9BX





Summary

Perfectly positioned in the heart of historic St Andrews, this beautifully presented first-floor flat places world-renowned golf courses, the university, beaches, cafés, restaurants, and everyday amenities all within an easy walk. Inside, bright, well-proportioned interiors create a welcoming home, centred around a generous living and dining room with large sash windows that flood the space with natural light. A modern fitted kitchen, two comfortable double bedrooms, and a shower room complete the accommodation. There is also a private store with electricity off the communal hall. Ideal for professionals, downsizers, students, or investors, this is an exceptional opportunity to enjoy the very best of St Andrews living. Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included.

Features

- First-floor flat in the heart of sought-after St Andrews
- Near the University of St Andrews, beaches, and golf courses
- Bright, well-proportioned accommodation
- Attractive period features and high ceilings
- Secure phone entry and shared stairwell
- Entrance vestibule and hallway with storage
- Generous living and dining room with two south-facing windows
- Well-appointed kitchen with fitted units
- Two spacious double bedrooms
- Modern shower room with vanity storage
- Private store with electricity off the communal hall
- Gas central heating and traditional windows



“Beautifully presented first-floor flat moments from beaches, golf courses, university, shops, cafés, and restaurants.”







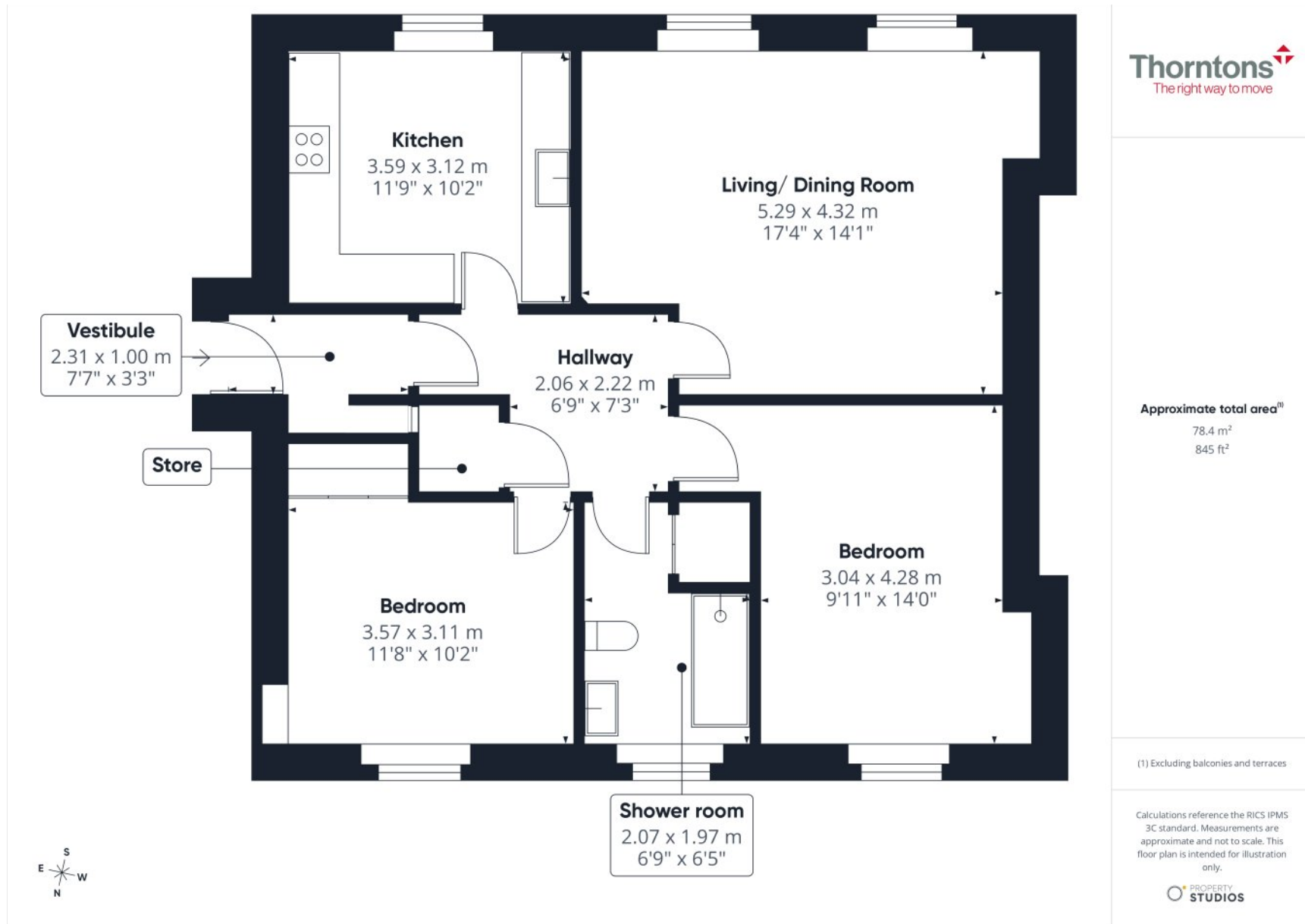
“Bright, spacious interiors featuring two double bedrooms, generous living space, and a stylish modern shower room.”



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Floorplan



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.



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