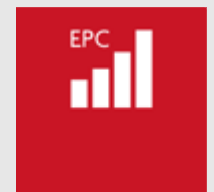
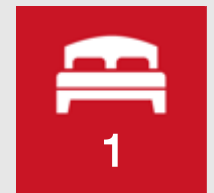
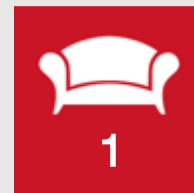




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The right way to move

15 Baker Lane, St Andrews,  
Fife KY16 9PJ







## Summary

Bright and characterful first-floor flat, well positioned in St Andrews, which is entered via an external staircase into a welcoming hall, a generous living/dining room, separate kitchen incorporating an oven and hob, sink and space for freestanding appliances, good-sized double bedroom and bathroom. Further benefits include gas central heating and double glazing. Externally, residents have access to a communal garden, providing an attractive shared outdoor space.

## Features

- First-floor flat in central St Andrews
- Private main door entrance
- Spacious living/dining room
- Attractive bay window with shutters
- Separate fitted kitchen
- Double bedroom
- Bathroom with shower over bath
- GCH; DG
- Communal garden
- On street parking in the vicinity

## Room Measurements

Living Room: 16'10 x 12'2 (5.14m x 3.71m)

Kitchen: 8'6 x 8'4 (2.58m x 2.53m)

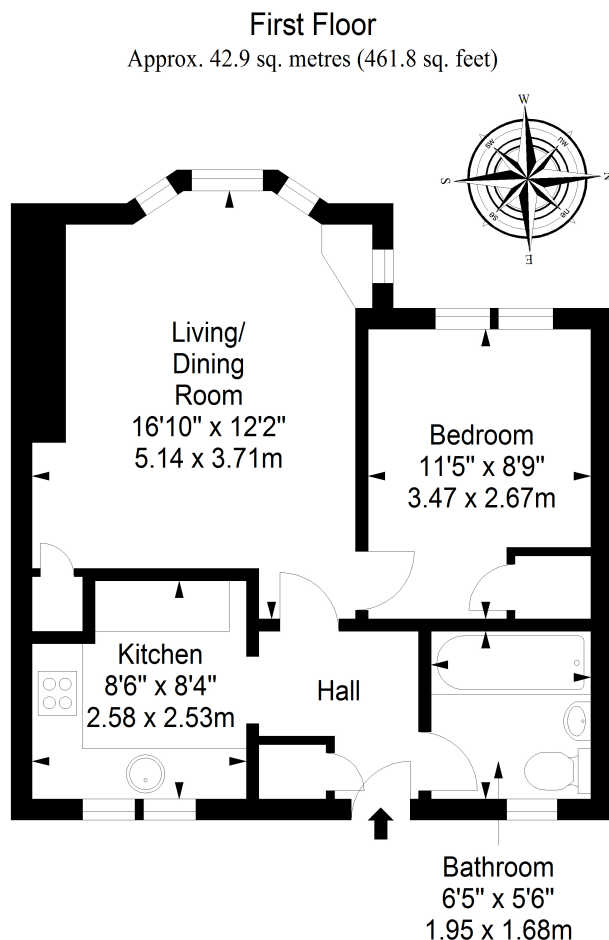
Bedroom: 11'5 x 8'9 (3.47m x 2.67m)

Bathroom: 6'5 x 5'6 (1.95m x 1.68m)





# Floorplan



Total area: approx. 42.9 sq. metres (461.8 sq. feet)

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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