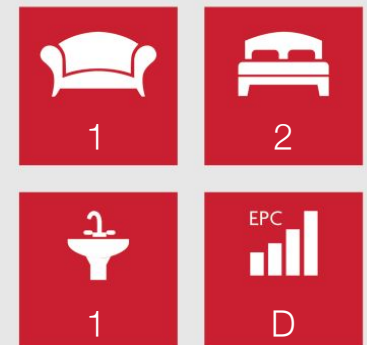




36 Watson Avenue

St Andrews,
Fife, KY16 8JE



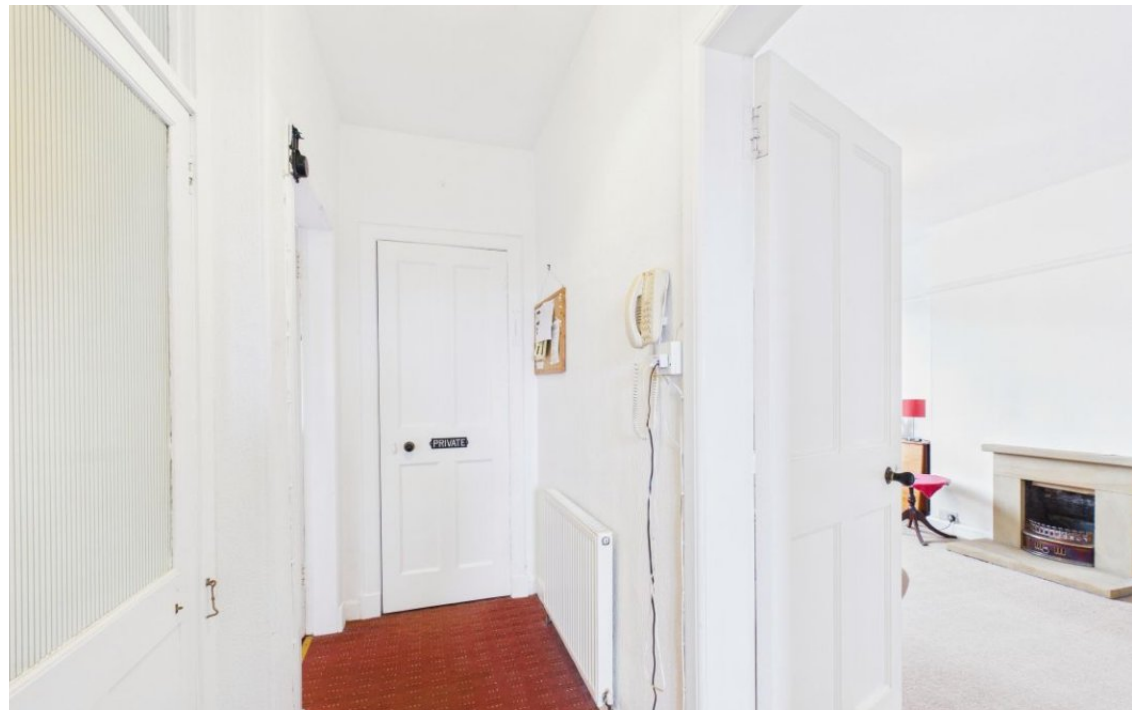
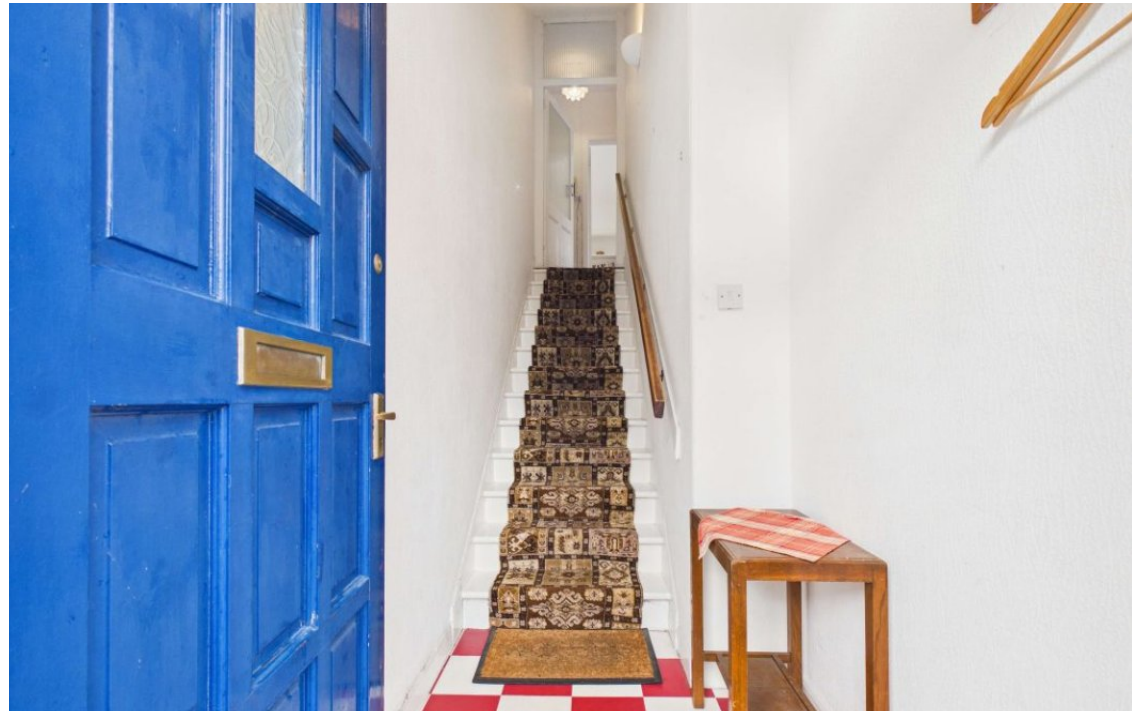


Property Summary

Set in a popular residential area of St Andrews, this lovingly maintained two-bedroom, upper main door flat will appeal to buyers seeking a home with outstanding potential to modernise, whilst benefitting from its traditional proportions and period features. Entered via its own front door and staircase, the accommodation opens to an upper hall leading to a large and bright living room arranged around a focal fireplace, built of locally quarried stone. Conveniently connected to the reception room is a breakfasting kitchen. It comes with two deep storage cupboards affording excellent storage space. The home offers its new owners two generous double bedrooms, one with fitted storage and a traditional fireplace. A bathroom, fitted with a three-piece-suite, and gas central heating complete the property. Well placed for everyday amenities and the attractions of St Andrews, it offers excellent potential as a main residence, first home or investment opportunity. Extras: All fitted floor and window coverings, light fittings and appliances are included in the sale.

Features

- Established, residential part of St Andrews
- Excellent scope for modernisation
- Main door, upper flat
- Entrance hall with stair and upper hallway with storage
- Bright, well-proportioned living room with fireplace
- Breakfasting kitchen with deep storage cupboards
- Two generous double bedrooms, one with wardrobes
- Three-piece-bathroom
- Established private garden
- Ample un-restricted on-street parking
- Gas central heating and single glazing









[Click here to take a virtual tour](#)





St Andrews, Fife

World-renowned for its ancient university, golfing heritage and stunning beach, St Andrews attracts more than half a million visitors each year, and is regarded as one of the finest towns and best places to live in Scotland.

Characterised by its narrow cobbled streets and beautiful architecture, the bustling town centre hosts a charming blend of independent shops and high-street retailers, plus diverse cafes, coffee shops, delis, greengrocers, butchers and bakeries. There are also several large supermarkets on the outskirts of the town.

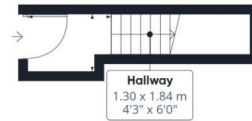
St Andrews enjoys international fame as 'The Home of Golf' – the game has been played at St Andrews Links for over 600 years, and the iconic Old Course draws thousands of professionals, amateurs and spectators from across the globe. Other tourist attractions include the 12th and 13th -century ruins of St Andrews Cathedral and St Andrews Castle, as well as St Andrews Botanic Garden.

Excellent state schools can be found nearby; private schooling options include a Montessori nursery and St Leonards School.

Situated in the East Neuk of Fife, St Andrews is approximately 30 minutes' drive from Dundee and 90 minutes' drive from Glasgow and Edinburgh. Excellent local and intercity bus links serve the town; daily direct flights to London are available from Dundee airport.



Floorplan



Main Floor



Floor Level 2

Approximate total area⁽¹⁾

73.2 m²
787 ft²

Reduced headroom

0.1 m²
1 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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Our Branches

ANSTRUTHER

5A Shore Street
Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street
Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeeka@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent
Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

FORFAR

53 East High Street
Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

ARBROATH

Brothockbank House,
Arbroath, DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

CUPAR

49 Bonnygate
Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street
St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

INVERNESS/HIGHLANDS

Kintail House, Beechwood Park, 2 Sir
Walter Scott Drive, Inverness, IV2 3BW
01463 575643
genea@thorntons-law.co.uk



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