



10 Park Street, St Andrews, KY16 8AQ

Property

Simply charming 2-bedroom semi-detached cottage within walking distance of the town centre and all amenities St Andrews has to offer.

The property has the advantage of spacious rooms and a lovely well-kept garden. It would now benefit from some upgrading to maximise the property to its full potential. There is gas central heating and double glazing throughout.

The house comprises of:

Lounge: Bright and spacious Livingroom with large windows and a feature fireplace

Kitchen: Fully fitted kitchen with ample storage and direct access to back garden

Two bedrooms: Two generously sized double bedrooms

Bathroom: Three-piece bathroom

Garden: Delightful well-kept back garden with a mix of stones, flower beds, grass and slabs

Garage: Single car garage located at the end of the driveway ideal for extra storage or private parking



Local Area

St Andrews is renowned worldwide for its historical past. Famously known as the “Home of Golf”. The Old Course is a regular host to the Open Championship bringing busy footfall into the area. St Andrews University is also well known for being Scotland's first university and the third oldest in the English-speaking world.

There is a good selection of local amenities including a selection of large supermarket's, cafés, restaurants, beaches, public parks, botanical gardens, aquarium and many other attractions.

The town is served by excellent local and intercity bus links. St Andrews is approximately 30 minutes' drive from Dundee and 90 minutes' drive from Glasgow and Edinburgh. Train links to Edinburgh, Glasgow, Dundee and Aberdeen and further are readily accessible from nearby Leuchars train station.



Viewing Arrangements

By appointment with The Church of Scotland Law Department. Please email properties@churchofscotland.org.uk

Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent via email in the first instance.



It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

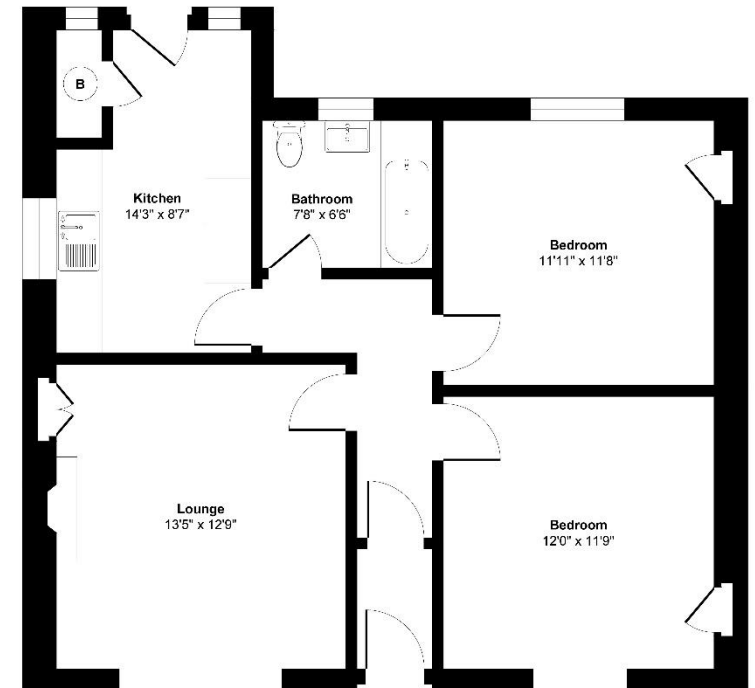
The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC011353



Park Street, St Andrews



Ground Floor
Approximate Floor Area
740 sq. ft

Approx. Gross Internal Floor Area 740 sq. ft

FOR ILLUSTRATIVE PURPOSES ONLY

All measurements and fixtures, including doors and windows are approximate and should be independently verified
Produced by Elements Property