



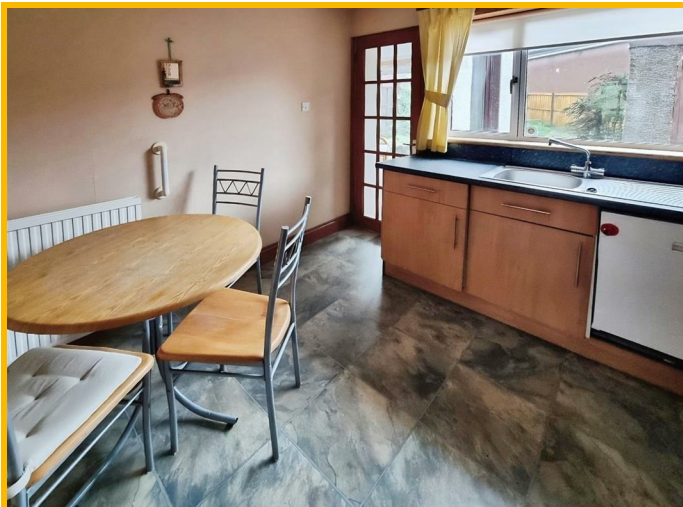
26 Fordyce Court, St. Andrews, KY16 8YD

£1,400 PCM

SPACIOUS and bright 2 Bedroom Mid Terraced Villa positioned within a QUIET CUL-DE-SAC in Fife's University Town of St Andrews. Located directly next to an array of amenities and transport links as well as a short distance from the town centre, schools and the beach making it ideal for mature students, a young family or working professionals alike.

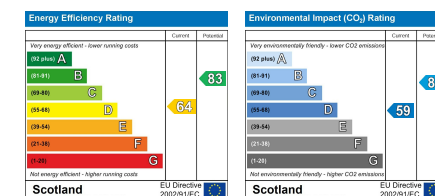
Accommodation: Entrance vestibule with WC and stairway rising to the upper level, spacious lounge/diner, bright breakfasting kitchen with integrated oven, hob, extractor and fridge freezer and a sunroom with patio doors leading to rear garden. Two double bedrooms and a study/box room, bathroom with shower over the bath and ample storage throughout the property. Front and rear gardens. Residents parking area. DG. GCH.

EPC RATING: D
LANDLORD REG: 1804569/250/04062
COUNCIL TAX BAND: C
LETTING AGENT REGISTRATION NUMBER: LARN2003004









Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.