



10 James Foulis Court, St. Andrews, KY16 8SY
Offers Over £150,000

WELL-PRESENTED 1 Bedroom Ground Floor Flat in an IDYLLIC Cul-De-Sac offering spacious ONE-LEVEL LIVING, with maintained communal grounds and allocated parking. Located a short walk from local amenities and hospital with pharmacy. The centre of town is easily reachable by public transport or car with Fife's stunning Coastal Path, Beach and Golf Courses nearby. Accommodation: Hall, living room, breakfasting kitchen, double bedroom and a shower room. DG. GCH. Communal Gardens. Allocated Residential Parking. Eligibility requirements and a Factor fee. PERSONAL PROPERTY TOUR available online.



LOCATION

One of Europe's finest towns St Andrews is a place of history, culture, learning, a wonderful coastal resort and the world's home of golf. Blessed with a plethora of shops and restaurants which are unrivalled anywhere in Scotland in terms of consistent high quality it is the perfect lifestyle choice. Home to the University of St Andrews which is ranked top in Scotland, the Royal and Ancient Golf Club which oversees most of the rules of golf worldwide and many golf courses including "The Open Championship" golf course which is ranked among the finest in the world it is truly a place that will take your breath away. Finally, the beautiful sandy beaches as seen in the film "Chariots of Fire" and the Fife Coastal Path make this the ideal destination of many film stars, celebrities and politicians.

DIRECTIONS

Please contact agent for further information

HALL

Access is via a timber door with decorative opaque inlets leading into the spacious hallway. Cupboard provides shelving/storage space. Coving. Radiator. Carpeted.

LIVING ROOM

15'0" x 12'2" (4.58m x 3.71m)

Spacious living room with double-glazed windows to the rear. Coving. 2 radiators. Carpeted. Doorway to the breakfasting kitchen.

BREAKFASTING KITCHEN

11'0" x 8'2" (3.36m x 2.51m)

Good-sized fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include an electric hob, extractor fan, eye level oven and a fridge/freezer. Coordinating cupboard houses the gas central heating condensing combi boiler. Ample space for dining furniture. Double-glazed window to the side. Radiator. Carpeted.

BEDROOM

14'9" x 11'2" (4.52m x 3.41m)

Spacious double bedroom with a double-glazed window to the rear. Built-in wardrobe with sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

SHOWER ROOM

6'10" x 6'2" (2.10m x 1.89m)

Contemporary 3-piece suite comprising: W.C, wash hand basin and a walk-in shower enclosure with a fixed screen and an electric shower unit. Opaque double-glazed window to the front. Partially tiled. Heated towel rail. Carpeted.

GARDEN

The property benefits from maintained communal gardens. To the rear of the property is a laid to lawn area with established shrubs and trees providing colour all year round, offering a pleasant outlook and a tranquil space to enjoy time in the sun. The property has an allocated parking space to the front and an enclosed bin storage area.

AGENTS NOTES

Please note that all room sizes are measured approximately to the widest points. Please contact the office for details regarding the factor fee.

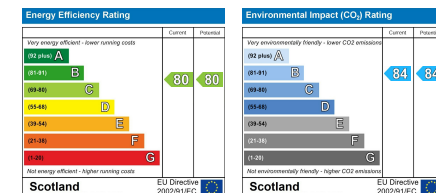




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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