

# 39 Argyle Court

ST ANDREWS, FIFE, KY16 9BW



*Rarely available two-bedroom second-floor flat with secure entry system in the centre of the city*



01333 400 400



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

This first-floor flat has an abundance of high-quality fixtures and fittings and offers spacious living accommodation throughout. The flat is sheltered housing with a warden on duty five mornings a week and an alarm system in place at all times. Presented in move-in condition, the property is accessed via its own front door.

# THE LOUNGE



The internal reception hall has a good selection of storage cupboards. The lounge is situated towards the rear with large picturesque windows flooding the room with natural light. A wonderful kitchen has a good selection of stylish units and integral appliances.

# THE KITCHEN





Both bedrooms are double in size and benefit from built-in storage. The modern bathroom with stylish splashback tiling completes the accommodation on offer. Ample private and visitor parking is provided and there are well-maintained communal grounds surrounding the property.

## THE SHOWER ROOM



# BEDROOM 1



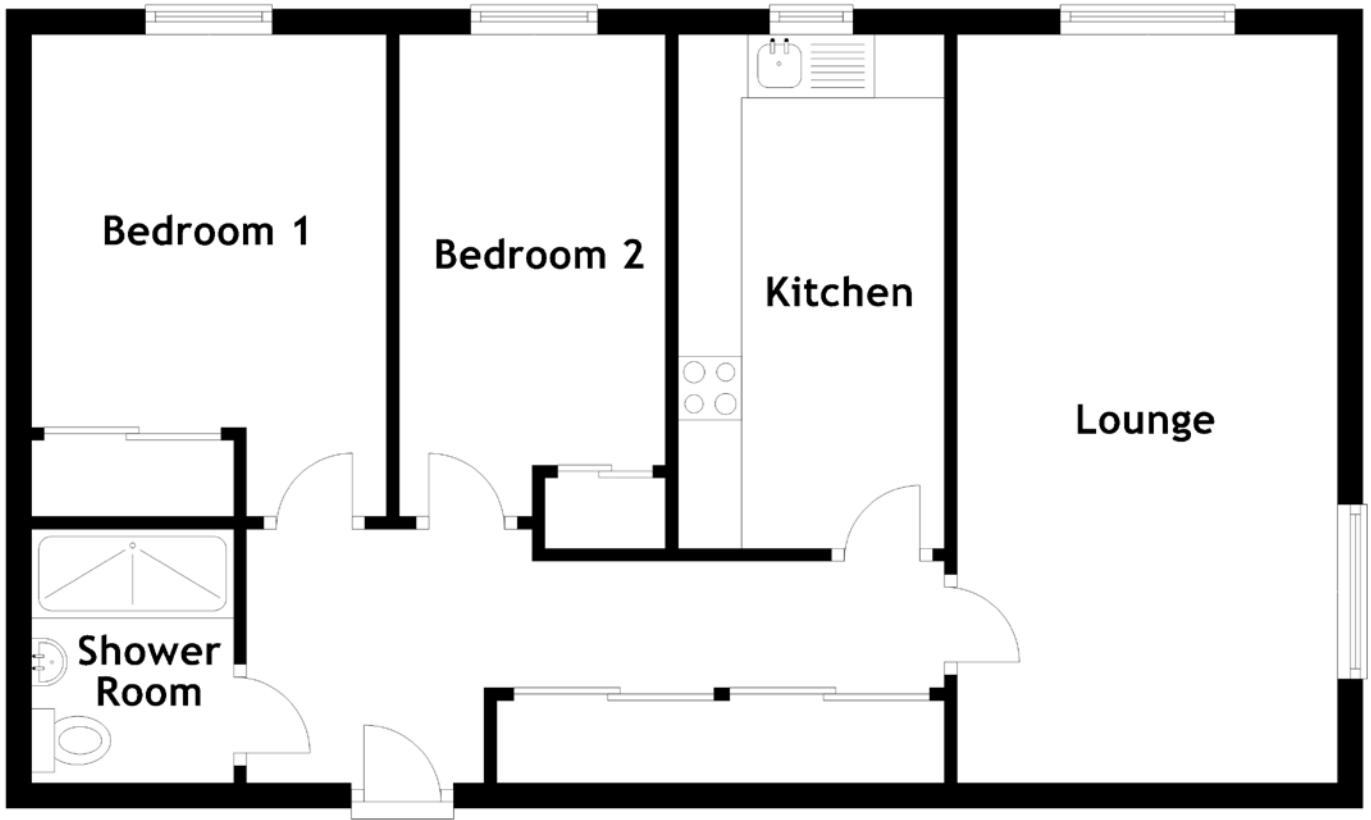
# BEDROOM 2



# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

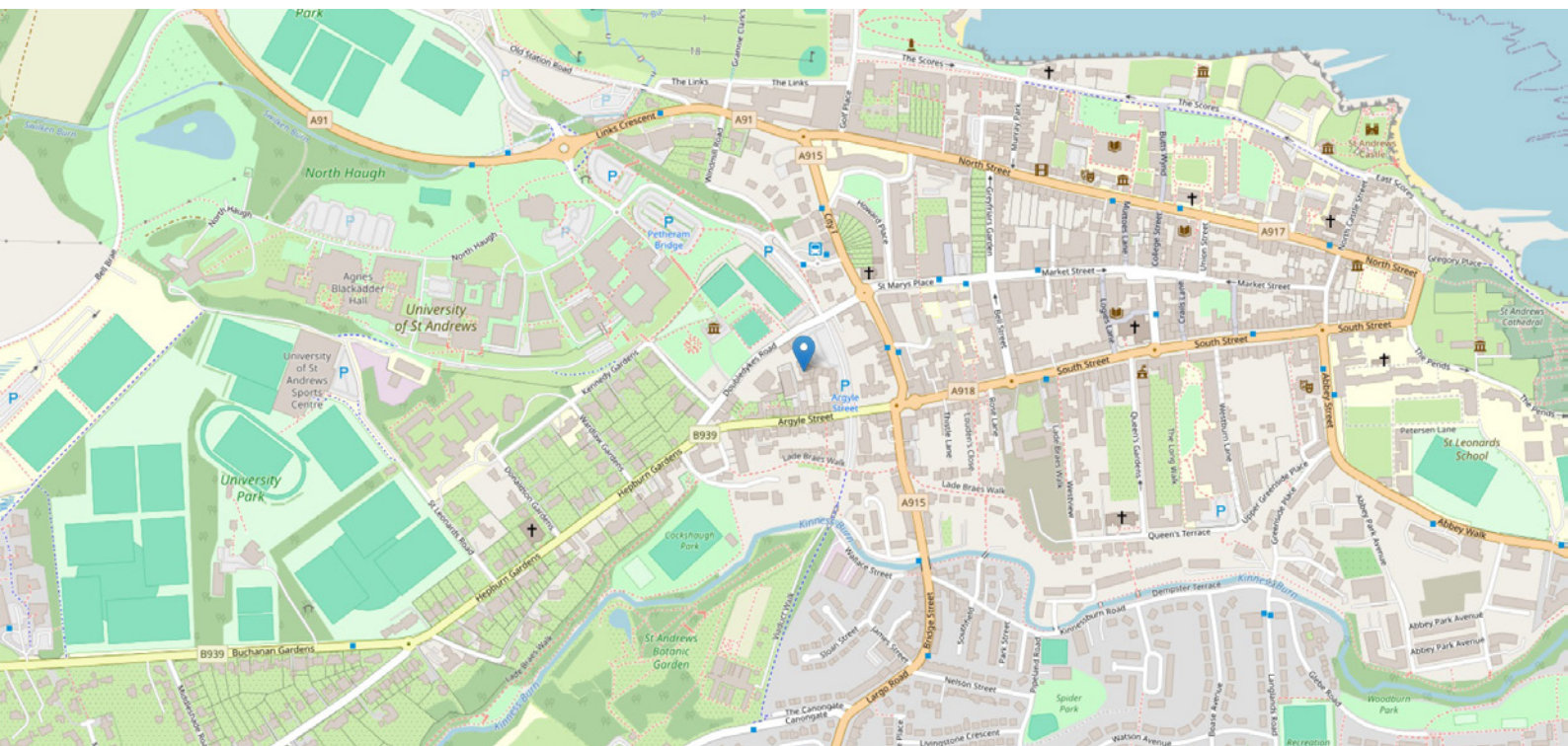
Lounge	5.90m (19'4") x 3.00m (9'10")
Kitchen	4.00m (13'1") x 2.10m (6'11")
Bedroom 1	3.80m (12'6") x 2.80m (9'2")
Bedroom 2	3.80m (12'6") x 2.10m (6'11")

Shower Room

2.00m (6'7") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 61m<sup>2</sup> | EPC Rating: C

Extras: Floor coverings, light fittings, blinds, window dressings and all white goods.





# THE LOCATION

St Andrews is renowned worldwide as the 'Home of Golf'. The Old Course is a regular host to the Open Championship. There are now six further golf courses run by the St Andrews Links Trust, including the Castle Course opened in 2009. There are many other golf courses in the area including the Duke's Course, two courses at Fairmount, St Andrews Bay and Kingsbarns.





St Andrews is also well known for its university which is one of the oldest in Britain, founded in 1413. The six hundred years celebrations happened in 2013. The town provides good local schooling within 10 minutes of the property, including Madras College, private schooling at St Leonard's and Dundee High School. The town has a good range of shops, hotels, restaurants and recreational and cultural facilities.

Around a minute's walk from the property is the popular Lade Braes footpath, stretching from Little Carron on Hepburn Gardens to Lade Braes Lane at Madras College. Beyond St Andrews is the East Neuk of Fife, with a spectacular coastline which boasts fishing villages built around picturesque harbours, a famous prize-winning sandy beach and a beach with rock pools.

Access by rail, road and air is good. Leuchars railway station (four miles) is on the main Aberdeen to London line and provides a fast link to Dundee and Edinburgh. Edinburgh Airport, with its increasingly wide range of domestic and international flights, is less than fifty miles away and Dundee Airport (fifteen miles) has regular services to London Stansted. There are also dual carriageway and motorway connections to Edinburgh from Kirkcaldy (twenty miles).



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01333 400 400

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



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Text and description  
**JAY STEIN**  
Area Sales Manager



Professional photography  
**GRANT LAWRENCE**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

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