2 bedroom flat for sale, 11, Kinness Place, St Andrews, Fife KY16 (2200 GBP)

Location **Scotland, Angus**
https://www.freeadsz.co.uk/x-166370-z

This excellent basement flat is located in a very convenient situation within St Andrews, very close to the town centre with all of its amenities including University, shops, restaurants, golf courses and beaches.The flat is presented in good decorative order and is fitted with electric heating backed up with sealed unit double glazing. The property also benefits from a clean air system throughout which purifies the air through the property. The flat is accessed via steps down to the front door which opens to the kitchen. This is well designed and fitted with wall and floor units and a breakfast bar which separates it from the lounge. The lounge is a large room, fully carpeted and has windows to front and side making it bright. A corridor leads from the lounge to the two bedrooms and bathroom. Both bedrooms are to the rear of the property and bedroom one benefits from being a good sized double room with built in wardrobes. The modern bathroom is well fitted with a 3 piece white suite. It has a P shaped bath with a new electric over bath shower and screen. The walls surrounding the bath are tiled and there is a splash-back over the sink. It benefits from a heated towel rail.The flat is currently tenanted with a lease that runs to the end of June 2016. It is currently achieving 820 pcm and so would make an ideal buy to let investment.Kitchen Area 3.33m x 1.70m (10'11' x 5'7')Lounge area 3.80m x 3.67m (12'6' x 12'0')Bedroom 1 2.69m x 3.57m (8'10' x 11'9')Bedroom 2 2.90m x 2.65 (9'6' x 8'8')At widestBathroom 2.28m x 1.85m (7'6' x 6'1')Prospective purchasers/tenants should note that unless their interest in the property is intimated to the subscribers following inspection, the subscribers cannot guarantee that notice of a closing date will be advised and consequently the property may be sold/let without notice. The subscribers are not bound to accept the highest/any offer.You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from our.

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