

ST ANDREWS

12

LOGIES LANE

KY16 9NL



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Pagan Osborne is delighted to offer this charming traditional apartment with its own private entrance and entry-phone system. The accommodation is formed over two levels and situated within the heart of St Andrews historic centre. The property has an HMO for three tenants and benefits from shared/private gardens.



Entry to the property leads to an inner hallway which has stairs to the reception hallway. The hallway provides access to the lounge, breakfasting kitchen, bedroom and bathroom. The lounge has a front facing window overlooking Market Street and a feature tiled fireplace. The modern kitchen has a rear facing window overlooking Logies Lane and presently holds a dining table for four. The kitchen has complimentary work surfaces, built in appliances (cooker, dishwasher and fridge freezer), floor and wall mounted units. The double bedroom has a front facing window overlooking Market Street. The bathroom comprises WC, wash hand basin, roll top bath and separate shower cubicle. The top floor accommodation comprises two double bedrooms. The master bedroom has a walk in wardrobe which has a hatch access to a small attic space and a door to the side which leads to further attic storage. Externally there is a shared garden which is accessed via a secure door. This garden has a patio area and lawn drying area. There is a private garden area which is located next to the shared outhouse and this landscaped area contains various trees and conifers. The property is completed by electric heating (however there is a gas supply to the property).







Extras: All carpets, lights fittings, blinds, built in appliances and curtains shall be left as part of the sale.

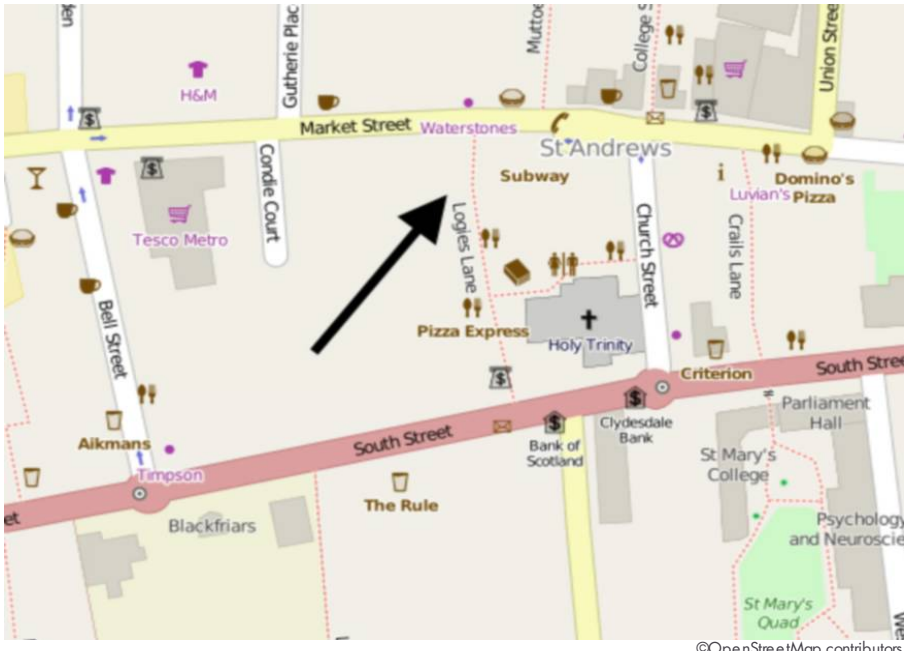
EPC: F

Viewing: By appointment through Pagan Osborne 01334 475151

Council tax band: E

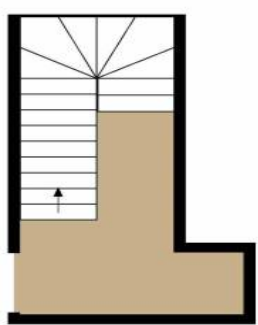
St Andrews is renowned worldwide as the 'Home of Golf'. The Old Course is a regular host to the Open Championship. There are now six other golf courses run by the St Andrews Links Trust, including the Castle Course. St Andrews is also well known for its university which is one of the oldest in Britain, founded in 1410. The town provides good state schooling at Madras College and private schooling at St Leonards. The town has a good range of shops, hotels, restaurants and recreational facilities. There is also a cinema. Pagan Osborne highly recommends an early inspection and a Home Report is available upon request.





Travel directions
 Upon leaving Pagan Osborne sales office in South Street, walk towards the Church in Church Square and continue forward into Logies Lane. Number 12 is accessed via a door in the pend.

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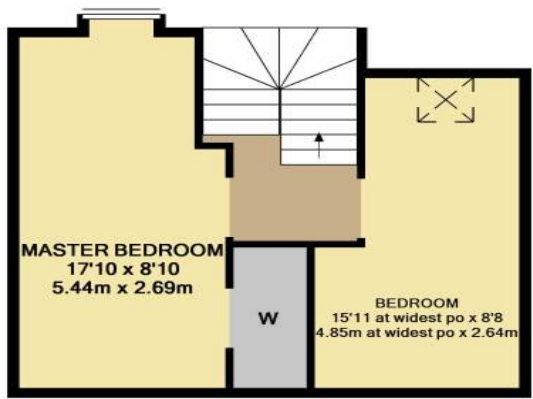


GROUND FLOOR

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1ST FLOOR



2ND FLOOR

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