



pagan osborne

Legal, financial and property specialists

ST ANDREWS

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SOUTH STREET
KY16 9QU

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SOUTH STREET, ST ANDREWS, FIFE

Pagan Osborne is delighted to offer to the market this full four storey 'B' Listed traditional townhouse set within the heart of St Andrews fine historic centre in a conservation area. The villa is conveniently located for golf, shopping and university facilities. The property is located towards the end of South Street close to St Andrews Cathedral. The townhouse benefits from an HMO license for 14 tenants and receives an income of £73,150 for the current academic year. Tenancy agreements have been put in place for the student term 2014 to 2015.





The property has retained many traditional features throughout and has access to a courtyard garden to the rear. The accommodation is formed over 4 levels which comprises of drawing room, kitchen, 14 bedrooms, 5 shower-rooms, utility room and WC/Cloaks. Each bedroom has solid wood flooring. The property is serviced by gas central heating.

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 new 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

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Extras

All fitted carpets, light fittings, furniture, kitchen appliances, fixtures and fittings shall be left as part of the sale.

Council Tax

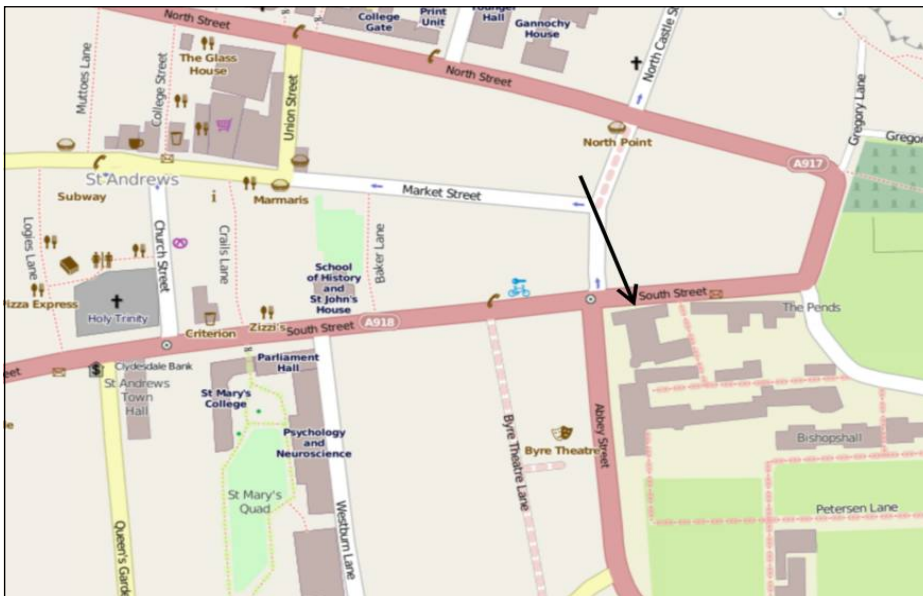
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SOUTH STREET, ST ANDREWS





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Travel directions

Upon leaving St Andrews sales office on South Street bear left towards the Westport. Turn right at the mini roundabout into Bell Street and turn left at the junction in to Market Street. On market Street bear right into Hope Street and number ten is positioned on the right hand side.



GROUND FLOOR



3RD FLOOR



1ST FLOOR



2ND FLOOR

While every attempt has been made to ensure the accuracy of the floor plan 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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AGENTS NOTE

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