

Thorntons

4 West Port Court,
St Andrews KY16 9FB



4 West Port Court is a super first floor flat located in the Centre of St Andrews next to the Historic West Port Arch. West Port Court is a secure building with residents parking and lift.

This property comes to the market in excellent condition, making it an ideal rental investment or holiday home. The property has an HMO licence and is currently tenanted until June 2015.

The accommodation comprises entrance hall, bright sitting/dining room and windows looking towards West Port Arch and down Bridge Street, fully fitted kitchen, four bedrooms, three en suite shower rooms and a separate three piece bathroom.

Viewing is highly recommended to appreciate all this property has to offer.

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Room Dimensions

Reception Hall		
Sitting/Dining Room	18'6" x 15'8"	5.65m x 4.79m
Kitchen	9'5" x 8'4"	2.88m x 2.54m
Bedroom 1	11'5" x 9'6"	3.49m x 2.91m
En suite shower room	5'3" x 5'2"	1.62m x 1.60m
Bedroom 2	9'7" x 8'7"	2.90m x 2.63m
En suite shower room	5'3" x 5'7"	1.61m x 1.62m
Bedroom 3	11'8" x 8'6"	3.59m x 2.60m
En suite shower room	5'1" x 5'4"	1.56m x 1.64m
Bedroom 4	10'5" x 9'4"	3.17m x 2.85m (not into door recess)
Bathroom	6'11" x 5'7"	2.12m x 1.71m



Illustrative only. Not to scale.

Location

The historic town of St Andrews is without doubt one of the most popular locations in Britain. St Andrews is home to the Royal and Ancient Golf Club and the famous Old Course, host to the 2015 Open Championship. Its amenities include Scotland's oldest university, founded in 1413, beautiful award winning beaches, historic buildings, including the ruins of the cathedral, castle and St Rule's Tower and a wide variety of specialist shops and restaurants.

Renowned worldwide as "the home of golf", the residents of the town are eligible for reduced green fees over the seven St Andrews Links courses. There are many other golf courses in the area, including The Dukes, Kingsbarns and the Fairmont St Andrews complex (formerly St Andrews Bay).

St Andrews provides good state schooling at Madras College and private schooling at St Leonards (for girls and boys up to the age of eighteen). There are co-educational public schools near Perth (Glenalmond and Strathallan) and The High School of Dundee is within easy reach.

St Andrews is well placed for commuting to most of the surrounding towns such as Dundee, Perth, Kirkcaldy, Glenrothes and Cupar. The railway station at nearby Leuchars is on the main Aberdeen to London line and provides a fast link to both Dundee and Edinburgh. Edinburgh airport with its shuttle service to London is approximately fifty miles away and further airport facilities and London flights are available from Dundee.

In detail the accommodation comprises:

Reception Hall

Cupboard housing fuse box and electric meter. Further storage cupboard housing tumble dryer, washing machine and hot water tank. Secure entry phone system. Hard wired smoke alarm. Radiator. Ceiling down lighters. Doors to sitting/dining room, four bedrooms and bathroom.

Sitting/Dining Room

Three double glazed windows to front and side with views over Bridge Street and to the West Port Arch. Two radiators. Ceiling down lighters. Sliding doors giving access to kitchen

Kitchen

Fitted units at base and wall level with co-ordinating work surfaces and splash back tiling. Under unit lighting. Stainless steel sink unit. Stainless steel five gas burner 'Diplomat' stove. Stainless steel 'Beko' extractor hood

with 'Diplomat' double oven below. Integrated 'Zanussi' dishwasher and built-in fridge freezer. Vinyl floor covering.

Bedroom 1

Double glazed window to rear. Walk-in wardrobe with fitted shelving, hanging rails and drawer storage. Radiator. Door to en suite shower room.

En Suite Shower Room

WC. Vanity wash hand basin with fitted cupboard below. Fully tiled corner shower cabinet with glazed sliding doors. Tiled to dado height. Wall mounted Mirror. Wall mounted medicine cabinet. Shaver point. Extractor fan. Radiator. Ceiling down lighters. Vinyl floor covering.

Bedroom 2

Double glazed window to rear. Triple wardrobe. Radiator. Ceiling down lighters. Door to en suite shower room.



En Suite Shower Room

WC. Vanity wash hand basin with fitted cupboard below. Fully tiled corner shower cabinet with glazed sliding doors. Tiling to dado height. Wall mounted mirror. Wall mounted medicine cabinet. Extractor fan. Shaver point. Radiator. Ceiling down lighters. Vinyl floor covering.

Bedroom 3

Double glazed window to rear. Triple wardrobe. Radiator. Ceiling down lighters

Door to en suite shower room.

En Suite Shower Room

WC. Vanity wash hand basin with fitted cupboard below. Fully tiled corner shower cabinet . Tiling to dado height. Wall mounted medicine cabinet. Wall mounted mirror. Shaver point. Radiator. Ceiling down lighters. Vinyl floor covering.

Bedroom 4

Double glazed window to rear. Two double and single fitted wardrobe. Radiator. Ceiling down lighters..

Bathroom

WC, pedestal wash hand basin and bath unit, all with splash back tiling. Wall mounted mirror. Wall mounted medicine cabinet. Shaver point. Extractor fan. Radiator. Ceiling down lighters. Vinyl floor covering.

Exterior

Allocated parking space for resident. Secure CCTV Entry system.

Fixtures and Fittings

Included within the sale are all the fixed fitted floor coverings. White goods are included in the sale price although no warranties or guarantees will be provided.

Other Information

Double glazing and gas central heating. Furnishings are available by separate negotiation.

Council Tax Band "F"

EPC Rating "C"

Directions

From Thorntons, Bell Street turn right onto St Marys Place and right again onto City Road. At the mini roundabout travel straight ahead and West Port Court is located on the left hand side. Entry into the building is to the front. A For Sale board will be in evidence.



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Notes

Thorntons

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thorntons-property.co.uk



1 Public



4 Bed



4 Bath



Allocated
Parking



EPC Rating



Thorntons is a trading name of Thorntons Law LLP.

Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.