



Thorntons 



25 Market Street,
St Andrews, KY16 9NS

This traditional C listed early 19th century terraced property, quietly and enviably located in the cobbled end of Market Street, the heart of the town centre, a few minutes walk from the main shopping facilities and restaurants. The property is also within easy walking distance of St Andrews Cathedral and Castle, the Old Course and all university departments.

The adaptable accommodation, in need of renovation, currently comprises entrance hall, sitting room with study off, dining room, kitchen, two double bedrooms, bathroom and rear porch giving access to balcony.

On the ground floor the property benefits from a large integral garage with a workshop to the rear, which may be suitable for conversion subject to planning approval.

Once renovated and refurbished this property would make a superb town residence, an ideal golfing base/holiday home or could be viewed for its investment potential through holiday/student letting.

25 Market Street, St Andrews, KY16 9NS

Room Dimensions

Entrance Hall	10'2" at widest point x 7'1"	3.10m at widest point x 2.17m
Sitting Room	14'8" into window x 12'11"	4.47m into window x 3.93m
Dining Room	13'5" into window x 11'4"	4.09m into window x 3.46m
Kitchen	9'7" into window x 8'2"	2.89m into window x 2.50m
Study	6'10" x 6'7"	2.09m x 2.01m
Porch	8'5" x 4'4"	2.57m x 1.32m
Bedroom 1	12'9" x 12'4"	3.90m x 3.72m
Bedroom 2	10'5" x 10'3"	3.17m x 3.14m
Bathroom	9'0" x 6'10"	2.75m x 2.05m
Garage	36'6" x 19'10"	11.15m x 6.05m

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). 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:

Entrance Hall

Wooden entrance door with glazed panels. Frosted window to front with deep sill. Built-in cupboard housing the gas meter. Pendant light. Ceiling light. Staircase to first floor.

First Floor Landing

Moulded cornice. Doors to sitting room, dining room and kitchen.

Sitting Room

Sash and case window to front. Tiled fire surround and hearth. Built-in shelved press. Moulded cornice. Deep skirting. Pendant light. Door to study.

Study

Sash and case window, with deep sill and storage cupboard below, to front. Pendant light.

Dining Room

Sash and case window to rear. Built-in shelved press. Tiled fire surround and hearth. Moulded cornice. Pendant light. Door to porch.

Porch

Opaque window to side. Pendant light. Door to balcony.

Kitchen

Sash window to rear, overlooking balcony. Built-in shelved press. Stainless steel sink with storage cupboard below. Fitted base unit. Open shelving. Pendant light.

Staircase with feature wrought iron balustrade to upper floor.

Upper Floor Landing

Skylight. Hatch to attic. Doors to bedrooms and bathroom.

Bedroom 1

Double sash and case dormer window to front. Access door to eaves storage. Coombed ceiling. Pendant light.

Bedroom 2

Sash and case window to rear. Sash and case window to side. Coombed ceiling. Pendant light.

Bathroom

Sash and case window to rear. White WC, wash hand basin and cast iron bath. Coombed ceiling. Wall mounted electric heater. Ceiling light.

Garage/Workshop

Integral large garage with workshop to rear. Feature arched double wooden doors to front. Wooden door to rear. Power and light.

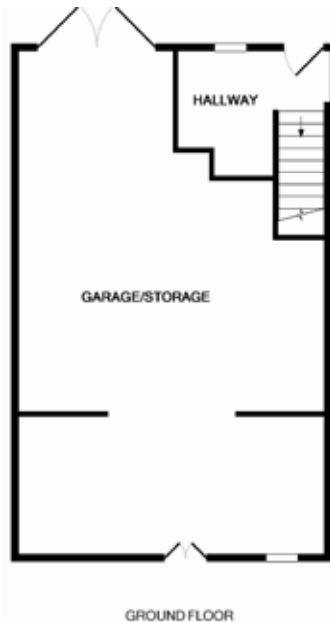
Fixtures and Fittings

Included within the sale are all the fixed fitted floor coverings.

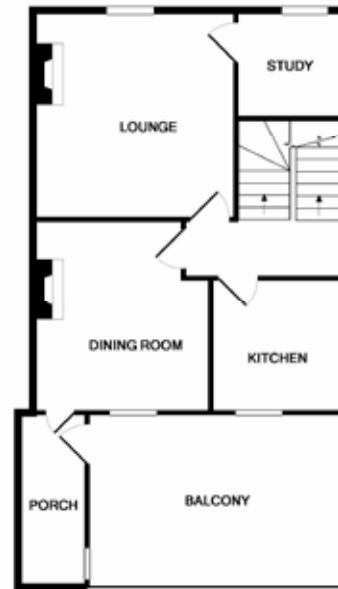
Council Tax Band "E"

Directions

From Thorntons' property office turn right into Market Street continue until you come to Union Street then continue into the quiet cobbled end of Market Street and the property is situated a few yards along on your left hand side, where a 'For Sale' board will be in evidence.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 92.0 SQ.M. (990 SQ.FT.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measure of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix G2015

Illustrative only. Not to scale.

25 Market Street, St Andrews, KY16 9NS

Thorntons

St Andrews: 17-21 Bell Street, St Andrews, Fife KY16 9UR
Tel 01334 474200 Fax 01334 476366
E: standrews@thorntons-law.co.uk

Anstruther: Tel 01333 310481 E: anstruther@thorntons-law.co.uk

Arbroath: Tel 01241 876633 E: arbroath@thorntons-law.co.uk

Cupar: Tel 01334 656564 E: cupar@thorntons-law.co.uk

Dundee: Tel 01382 200099 E: dundee@thorntons-law.co.uk

Forfar: Tel 01307 466886 E: forfar@thorntons-law.co.uk

Perth: Tel 01738 443456 E: perth@thorntons-law.co.uk

thorntons-property.co.uk



2 Public



Garage



2 Bed



EPC Rating



1 Bath



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.