



If you wish to be in the heart of St Andrews with the buzz of town and gown and the vibrancy of the students, without actually living above or below them, then this is the apartment for you!

Upper Rathmore, a stunning penthouse apartment, forming the top floor of a large handsome 'C' listed Victorian house within a highly desirable residential street, with wonderful panoramic views over the links golf courses including the Old Course and beyond to the West Sands.

Whilst the apartment has a very contemporary feel it is also full of character. The light hallway gives access into the open plan living dining kitchen area, which includes a fully fitted modern kitchen with gas hob, electric oven, dishwasher, integral fridge and wine cooler. There is a wood burning stove in the living area. There are three bedrooms, one of which has an en suite bathroom and there is also a further shower room. A staircase leads to the upper level where there is a charming tower room and utility/prep room with sink and integral fridge.

From this level there is access onto a fabulous roof garden which has glass screens all round and is a fantastic entertaining space with electric heating and lighting. There are magnificent views across the rooftops to the Old Course and the West Sands.

There is a gravel drop-off area to the front of the property and parking area to the rear. There is also store shed to the rear.

Included within the sale are all the fixed fitted floor coverings. Some items of furniture and furnishings may be available by separate negotiation. The property also benefits from gas central heating.



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 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.

Other Information

The subjects are sold under the conditions in the title deeds. It should be noted that there is a title covenant which restricts the letting of any of the flats in this building.



Upper Rathmore, Kennedy Gardens, St Andrews, KY16 9DJ

Room Dimensions

Entrance Hall		
Open Plan Living Dining Kitchen	28'9" x 12'9"	8.80m x 3.95m
Master Bedroom	14'0" x 11'3"	4.35m x 3.45m
En Suite Shower Room	8'6" x 5'9"	2.65m x 1.75m
Bedroom 2	14'3" x 9'9"	4.40m x 3.00m
Bedroom 3	13'3" x 7'9"	4.05m x 2.40m
Shower Room	8'0" x 4'9"	2.50m x 1.50m
Tower Room	8'0" x 8'0"	2.50m x 2.50m
Prep Area	9'0" x 8'0"	2.80m x 2.50m
Roof Garden	25'3" x 20'9"	7.70m x 6.40m

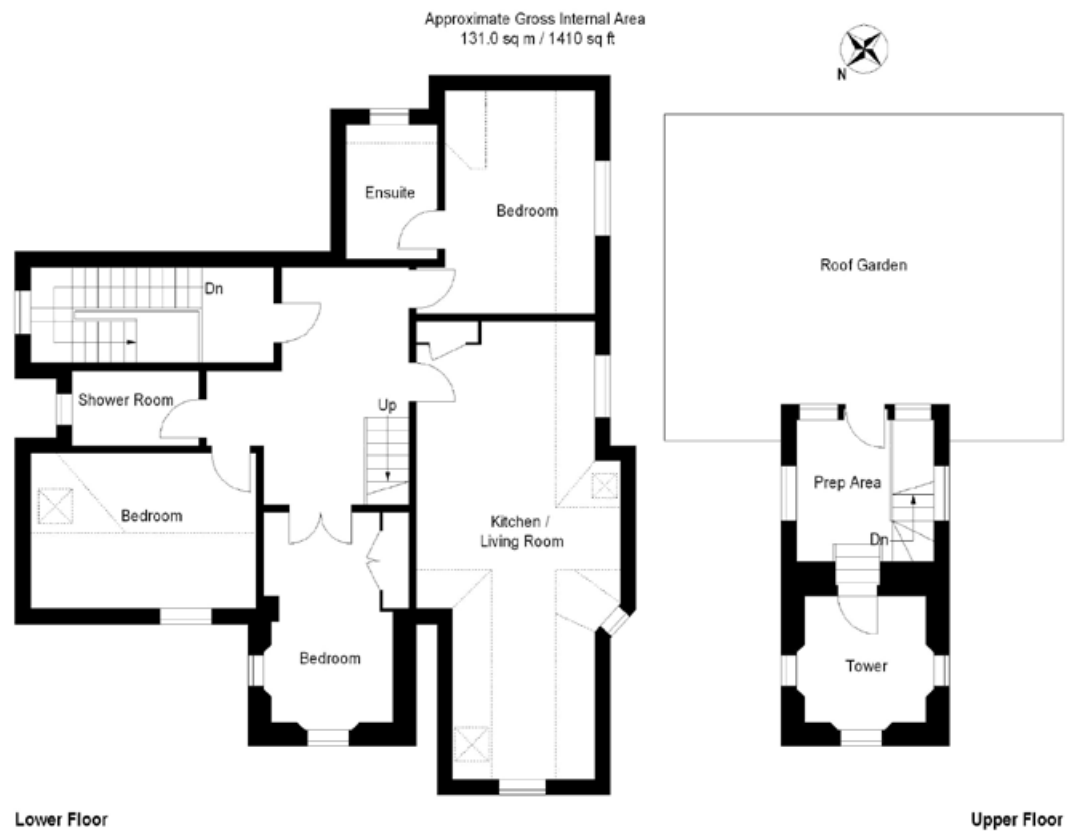


Illustration For Identification Purposes Only. Not To Scale (ID175624 / Ref.49578)









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1 Public



Off Street Parking



3 Bed



EPC Rating



2 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.