



23 Bell Street, St Andrews, Fife, KY16 9UR

Thorntons are delighted to be marketing three stunning unique town centre newly constructed properties, enviably located in the heart of this historic town with easy access to all amenities.

The development comprises a one bedroom semi detached house and two one bedroom apartments. The properties superb design comprises a combination of modern contemporary comfort whilst keeping the traditional character of the original building. The tile flooring and glass in the door of the vestibule, fireplaces and wrought iron banister are original. The mirror in the communal hallway, used by the previous owner for his business as a tailor, has been restored and kept.

Each property has its own unique layout but all comprise an open plan luxury living dining kitchen with fully integrated appliances, ideal for modern living or entertaining, elegant double bedroom and contemporary shower room. The properties benefit from state of the art and eco-friendly electric heating and the Top Floor Flat and The Mews cottage are fully double glazed.

The Mews cottage to the rear has its own roof top patio and a small private courtyard garden.

All properties have been beautifully furnished and all furniture and furnishings are included within the sale. The house and apartments can be utilised as superb private residences, ideal golfing bases/ holiday homes or they could be viewed for their investment potential through letting.



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.

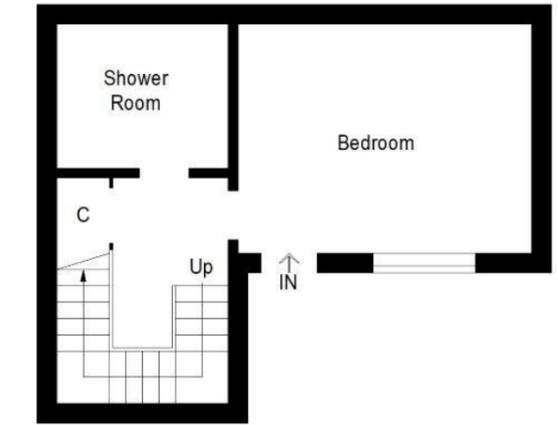
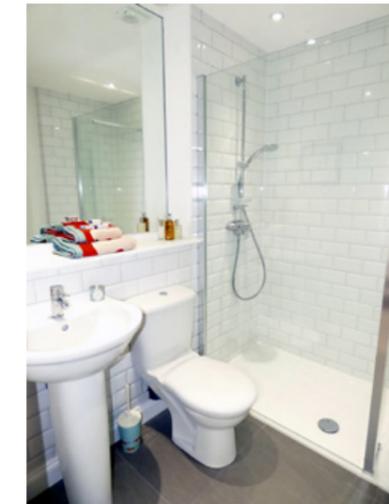
Renowned worldwide as "the home of golf", the residents of the town are eligible for reduced green fees over the seven St Andrews Links courses. There are many other golf courses in the area, including The Dukes, Kingsbarns and the Fairmont St Andrews complex.

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.

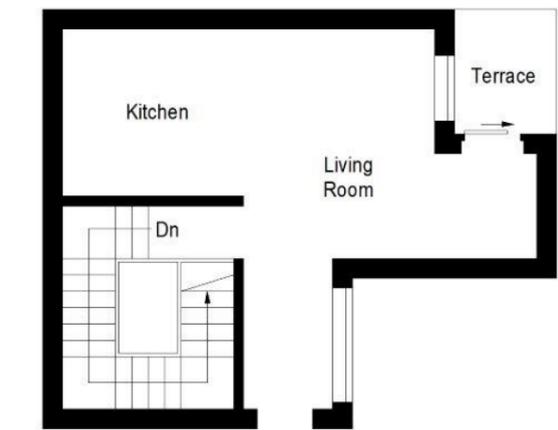


The Mews

- One Bedroom Apartment
- Luxury Living/Dining/ Kitchen with Patio Area
- Double Bedroom
- Shower Room
- Electric Heating
- Double Glazing
- Private Courtyard
- All Furniture and Furnishings Included
- EPC - D



Ground Floor



First Floor

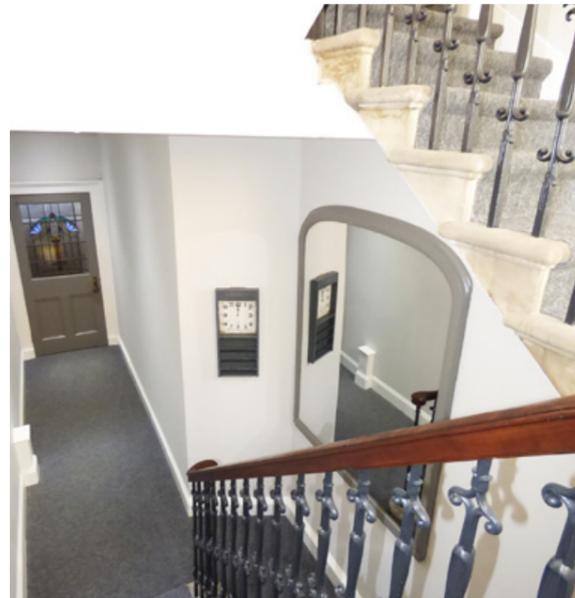
Living/Dining/	18'9 x 13'11	(5.72m x 4.24m)
Kitchen		
Bedroom	12'0 x 11'0	(3.66m x 3.35m)
Shower Room	6'7 x 6'9	(2.01m x 2.06m)



Middle Floor

One Bedroom Apartment
Luxury Living/Dining/ Kitchen
Double Bedroom
Shower Room
Electric Heating
All Furniture and Furnishings Included
EPC - D

Living Room/ Dining Room/ Kitchen	20'7 x 17'9	(6.27m x 5.41m)
Shower Room	7'1 x 5'6	(2.16m x 1.68m)
Bedroom	12'1 x 12'4	(3.68m x 3.76m)





Upper Floor

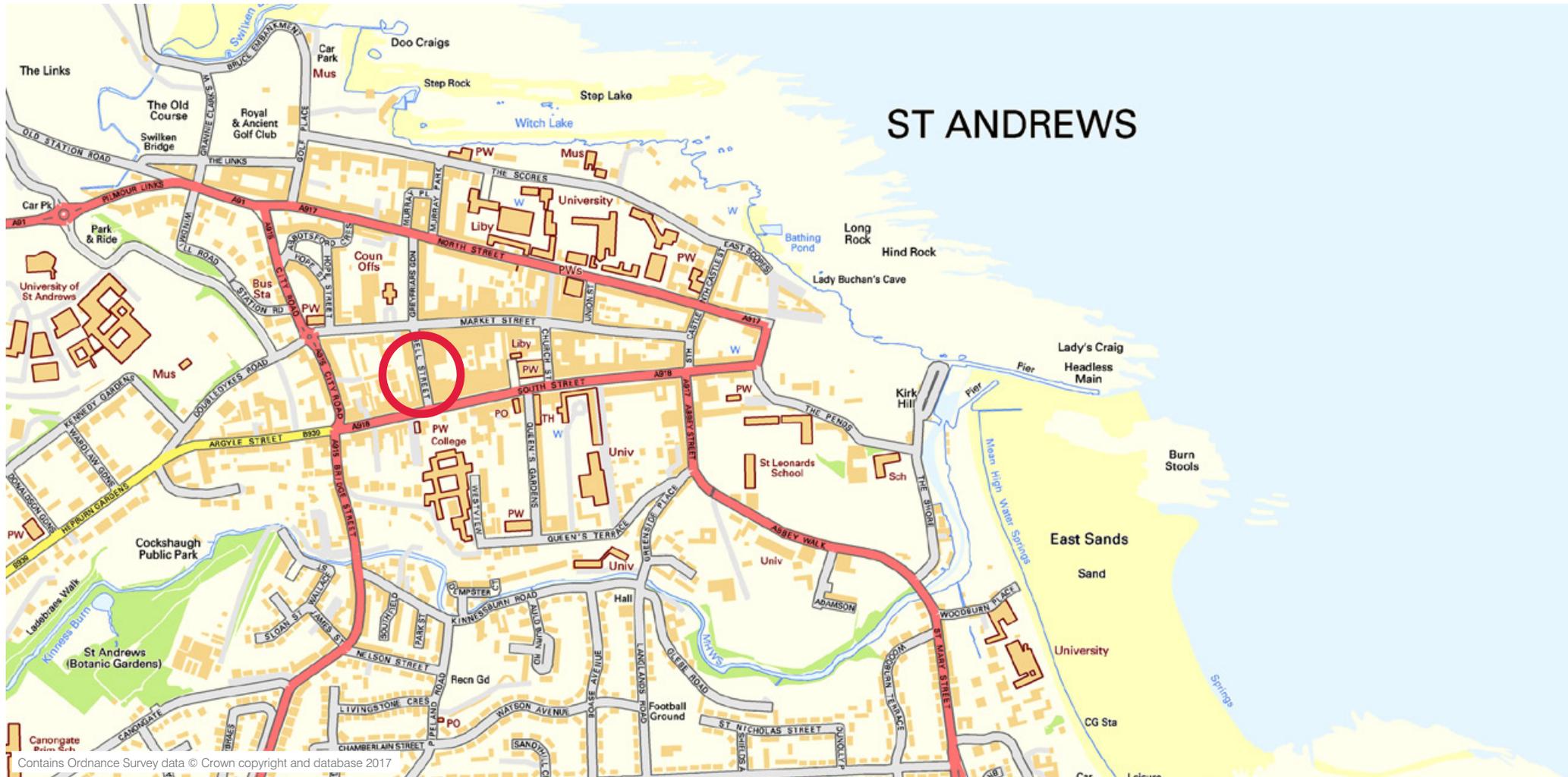
- One Bedroom Apartment
- Luxury Living/Dining/ Kitchen
- Double Bedroom
- Shower Room
- Electric Heating
- Double Glazing
- All Furniture and Furnishings Included
- EPC - C

Living Room/Dining Room/Kitchen	16'8 x 17'5	(5.08m x 5.31m)
Bedroom	12'2 x 13'3	(3.71m x 4.04m)
Shower Room	13'4 x 3'7	(4.06m x 1.09m)



Ground Floor





Thorntons

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