



30 Argyle Street, St Andrews, Fife, KY16 9BU

This beautifully refurbished handsome traditional stone built terraced property is ideally situated within close proximity to 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 property has been recently renovated and refurbished to a high standard and now comprises; a newly installed spacious dining kitchen, newly installed shower room, and benefits from fresh décor throughout. The accommodation, retaining many charming original features, arranged over three floors comprising on the ground floor: entrance hall, sitting room and dining kitchen. On the second floor: two double bedrooms and shower room, and from a feature spiral staircase leading to the top floor, large bright double bedroom. The property benefits from gas central heating and double glazed sash and case windows in most rooms, with others having Velux windows and some with secondary glazing. The landlords' furniture and furnishings are available by separate negotiation.

To the rear there is a shared brick built outbuilding and brick store.

The property is currently utilised as an investment property through letting but would also make a superb town centre residence or an ideal golfing base/holiday home. The property has an HMO in place.

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. 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.

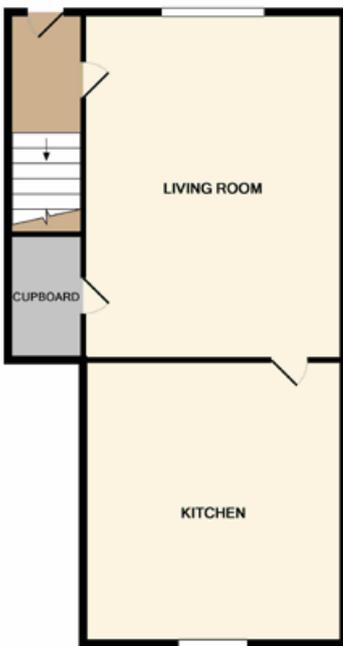
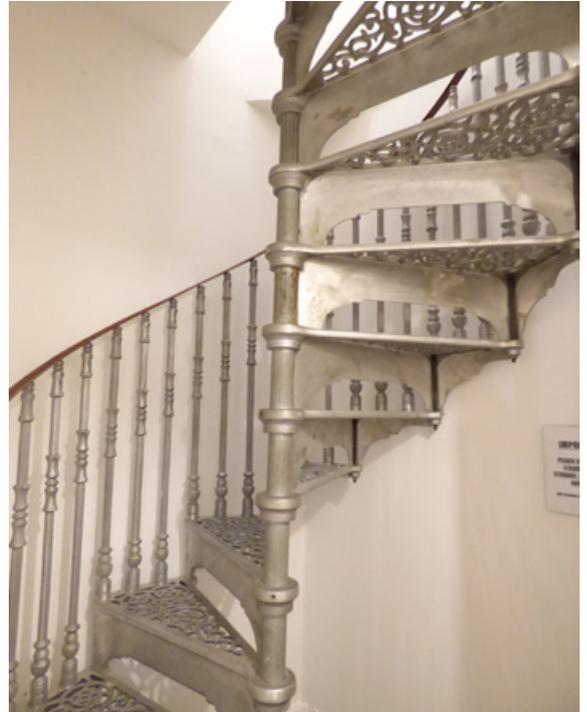
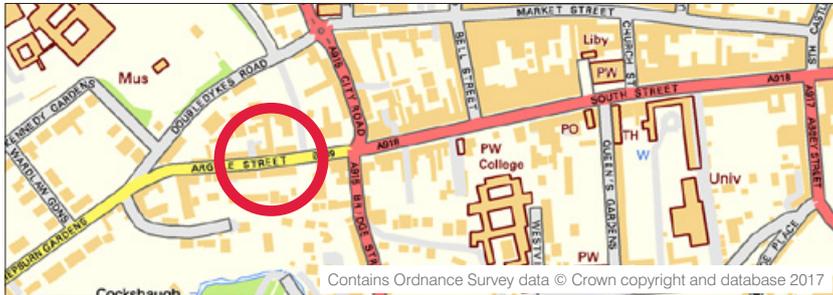
St Andrews is well placed for commuting to most of the surrounding towns such as Dundee, Perth, Kirkcaldy, Glenrothes and Cupar. The railway station at nearby Leuchars is on the main Aberdeen to London line and provides a fast link to both Dundee and Edinburgh. Edinburgh airport with its shuttle service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

- Traditional Terraced Property
- Sitting Room
- Newly Installed Dining Kitchen
- 3 Double Bedrooms
- Newly Installed Shower Room
- Gas Central Heating
- Mainly Double Glazed
- Some Secondary Glazing
- HMO in place
- EPC Rating D

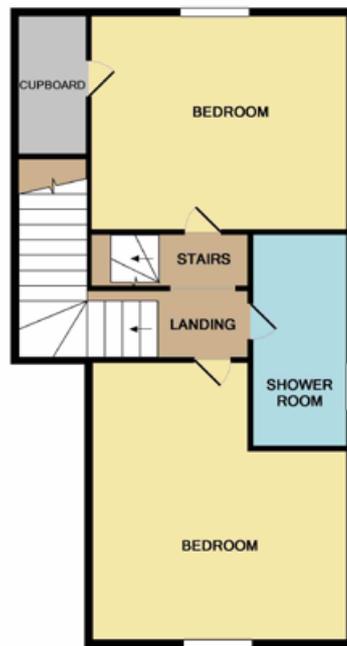




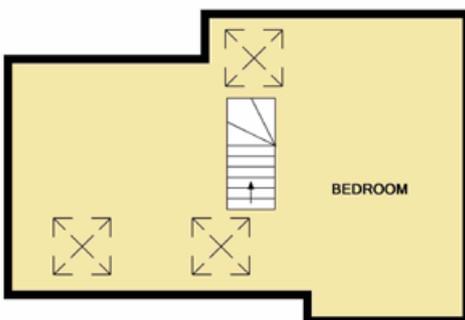
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GROUND FLOOR



1ST FLOOR



ATTIC FLOOR

Room Dimensions

Sitting Room	17'6 x 13'0	(5.33m x 3.96m)
Dining Kitchen	13'0 x 13'0	(3.96m x 3.96m)
Bedroom 1	12'10 x 10'9	(3.91m x 3.28m)
Bedroom 2	12'7 x 10'8	(3.84m x 3.25m)
Bedroom 3	23'0 x 11'6	(7.01m x 3.51m)
Shower Room	11'9 x 3'0	(3.58m x 0.91m)

Illustrative only. Not to scale.

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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.

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