



First Floor Flat, 17 South Street, St Andrews, KY16 9QS
Offers over £345,000



First Floor Flat 17 South Street St Andrews KY16 9QS

OFFERS OVER

£345,000

This beautifully presented first floor flat comes to the market in excellent decorative order and is very well positioned in an absolutely prime location in the heart of St Andrews. It is only a moments' walk from all local amenities, shops, restaurants, bars, university, etc and of the historic cathedral, castle, harbour and the East Sands Beach.

The historic building dates back to the end of the 18th century and has had many notable owners, the most noteworthy being the philosopher and historian, Adam Ferguson, who pioneered modern sociology and was a leader of the Scottish Enlightenment. To mark his residence an application has been made for the erection of a St Andrews Preservation Trust plaque.

The flat benefits from gas fired central heating backed up with full secondary glazing. The building's main front door opens into a well kept communal hall from where the stairs rise to the first floor, where the flat's main door is found. This opens to the hall, giving access to all accommodation.

The lounge is a spacious room to the front of the building with a large window to South Street, and with ornate cornice work which also features in the bedrooms. To the rear is the large kitchen, which has space for a dining suite and is well fitted with modern units, integrated oven and hob

and with freestanding washing machine, tumble dryer and fridge-freezer.

The two bedrooms are also to the front, with large south facing windows and built-in cupboards providing plenty of storage.

The shower room is fitted with corner shower cubicle, w.c. and wash hand basin.

The property has been very well maintained and cared for over the years and comes to the market in excellent order. An early viewing is recommended.

To the rear of the property is a large walled garden, accessed through a door off the stairway. The garden, which includes the former wash house and outside toilet, measures 285 square meters and in 2012 planning permission was granted for a one bedroom bungalow however the owner did not proceed to construction. The garden is available by separate purchase and is priced at Offers Over £40,000.





- First floor flat
- Superb location
- Heart of St Andrews
- Close to beach, cathedral, St Leonards School, etc
- Beautifully presented
- Lounge
- Dining kitchen
- Two double bedrooms
- Shower room
- Gas fired central heating
- Full secondary glazing
- Tenant Legislation compliant

INCLUDED

All carpets and floor coverings
Curtains and blinds
White goods
Furniture is available by separate negotiation

SERVICES

Gas
Water
Electricity
Drainage

VIEWING

By Appointment Through Our St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND E

EPC RATING D

FLOOR AREA 65 sqm

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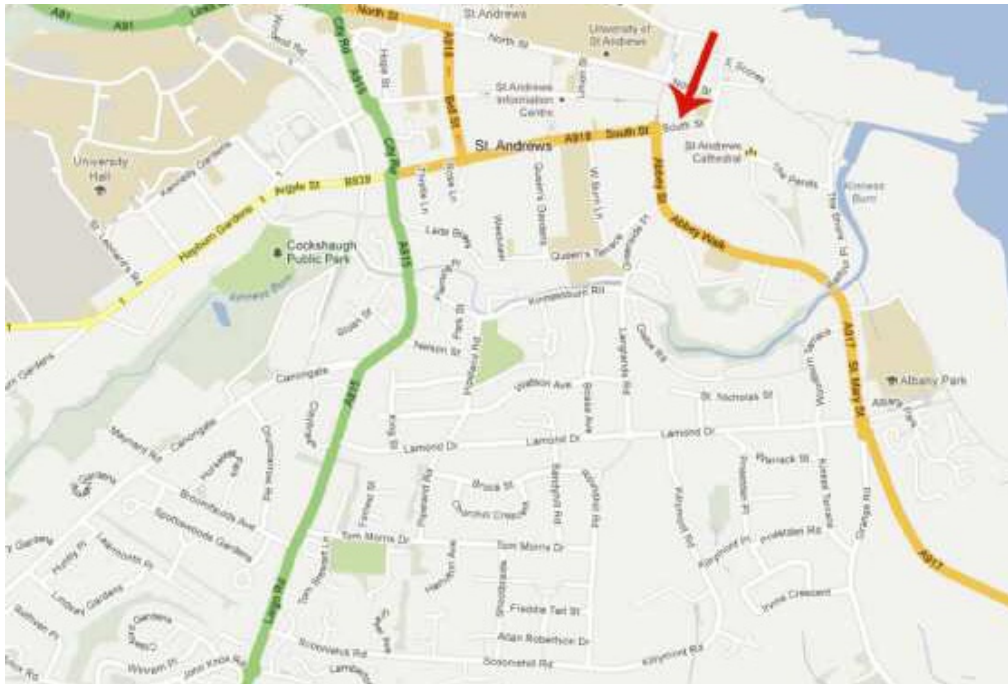


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Room Sizes

Approximate measurements

Lounge	9'11" x 15'1"	3.02m x 4.60m
Dining Kitchen	9'7" x 13'8"	2.91m x 4.17m
Bedroom 1	8'4" x 11'9"	2.54m x 3.58m
Bedroom 2	5'11" x 18'5"	1.80m x 5.62m
Shower room	6'6" x 7'3"	1.97m x 2.20m



Demonstrative only



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CUPAR

67 Crossgate, Cupar,
Fife KY15 5AS
T: 01334 654081
E: cupar@rollos.co.uk

AUCHTERMUCHTY

36 Cupar Road, Auchtermuchty,
Fife KY14 7DD
T: 01337 828775
E: auchtermuchty@rollos.co.uk

ST ANDREWS

6 Bell Street, St Andrews,
Fife KY16 9UX
T: 01334 477700
E: standrews@rollos.co.uk

ST ANDREWS

114 South Street, St Andrews,
Fife KY16 9QD
T: 01334 477774
E: propertyletting@rollos.co.uk

GLENROTHES

North House, North Street,
Glenrothes, Fife KY7 5NA
T: 01592 759414
E: glenrothes@rollos.co.uk

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