

Thorntons 
Let's get a move on!



8A Alexandra Place, St Andrews, KY16 9XD

01334 474200 | WWW.THORNTONS-PROPERTY.CO.UK



Fantastic investment opportunity!
This superb four bedroom town centre maisonette apartment, forms part of a handsome traditional property enviably located in a highly desirable conservation area of St Andrews.

Due to its excellent location the property has direct access to the many renowned amenities and facilities to be found in this historic town. The property is a five minutes walk to the Old Course and is also within easy walking distance of all university departments.

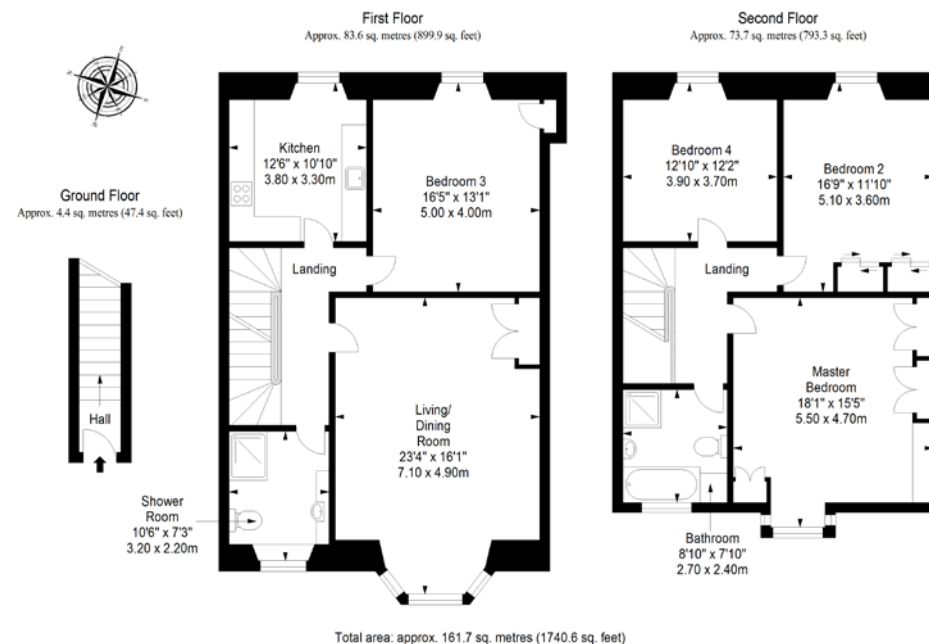
The renovated apartment has been beautifully modernised whilst retaining many original features such as the ornate original staircase, deep skirting to the decorative plaster and cornice work. The spacious bright accommodation comprises: elegant sitting/ dining room with large feature window and original fire surround, modern fitted kitchen, four bedrooms, shower room and bathroom. The property benefits from double glazing and gas central heating.

The property has been utilised as a very successful student let, however, this substantial apartment would also make a comfortable town residence or an ideal golfing base/holiday home.

The current landlord holds an HMO licence, which would require to be reapplied for by the new owners within thirty days of purchase if they wish to continue using the property as a buy-to-let property. As Fife Council has put a moratorium on the number of HMO licences and the university is increasing their student numbers this is a particularly attractive investment.

EPC Rating - C.





St Andrews

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.

17-21 BELL STREET, ST ANDREWS, KY16 9UR, UNITED KINGDOM | 01334 474200 | WWW.THORNTONS-PROPERTY.CO.UK | STANDREWSEA@THORNTONS-LAW.CO.UK

Branches: Anstruther | Arbroath | Cupar | Dundee | Edinburgh | Forfar | Kirkcaldy | Montrose | Perth | St Andrews

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

ēspc fifeēspc
All you need