

Thorntons

Let's get a move on!





Traditional town centre four bedroom double upper apartment, enviably located in the heart of this historic town, close to the ruins of the cathedral, castle and St Rule's Tower.

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 within walking distance to the Old Course and all university departments.

The bright accommodation comprises a comfortable south facing sitting room, modern dining kitchen, four bedrooms, bathroom and cloakroom. The property also benefits from gas central heating.

The property has been utilised as a very successful student let. 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.

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.

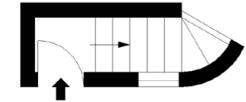
EPC Rating - D.



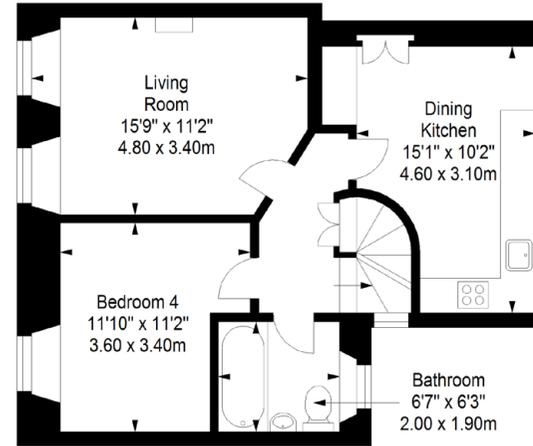




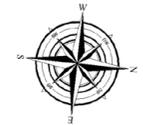
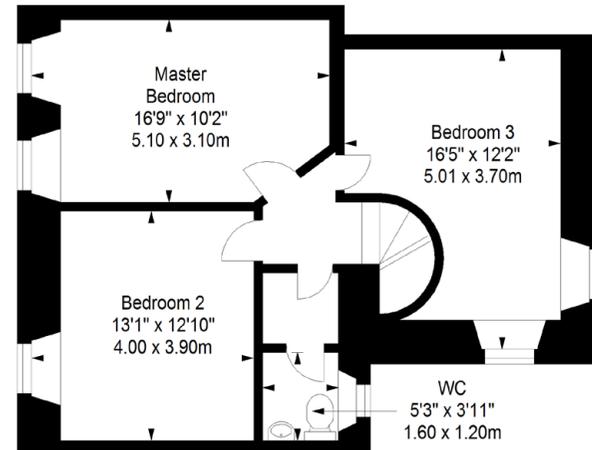
Ground Floor
Approx. 3.0 sq. metres (32.3 sq. feet)



First Floor
Approx. 52.5 sq. metres (565.1 sq. feet)



Second Floor
Approx. 54.5 sq. metres (586.7 sq. feet)



Total area: approx. 110.0 sq. metres (1184.1 sq. feet)