

Lower Flat, 1 Alfred Place

ST ANDREWS, FIFE, KY16 9XG



*Beautifully presented two-bedroom,
two-bathroom ground-floor apartment*



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McEwan Fraser Legal is delighted to present this beautifully presented two-bedroom, two-bathroom ground-floor apartment forming part of a substantial Victorian end-terraced property within the St Andrews Conservation Area. Ideally located on City Road, between South Street and Market Street, this property is just moments from the vibrant town centre and all local amenities.

THE LOUNGE/KITCHEN



The apartment enjoys its own private entrance via a shared vestibule and inner hallway. The spacious open-plan lounge and dining area flow seamlessly into a modern kitchen, complete with ample storage, a cooker, integrated refrigerator, freezer, dishwasher, washing machine, and tumble dryer. French doors from the kitchen open to a delightful, secluded and sheltered courtyard, perfect for outdoor relaxation.



The accommodation comprises two generous double bedrooms. The rear bedroom benefits from an en-suite shower room, while the front double bedroom features traditional window shutters and is served by an adjacent shower room.

THE SHOWER ROOM



BEDROOM 1



The rear bedroom benefits from an en-suite shower room



BEDROOM 2



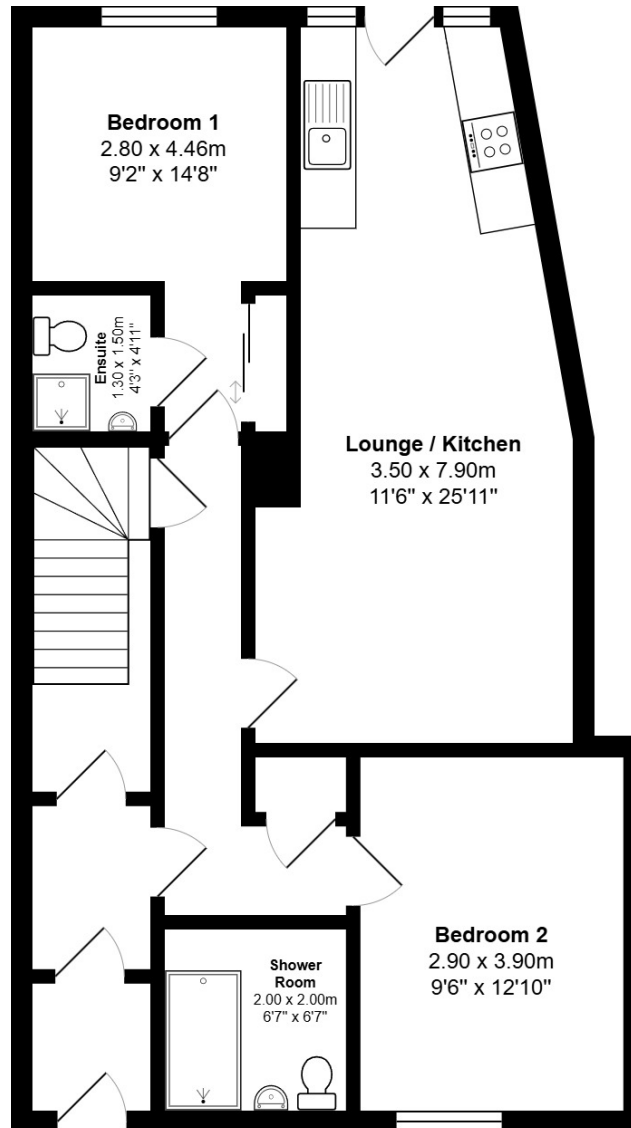
The property is presented in excellent decorative order, combining period charm with modern comfort. Externally, there is an easily maintained front garden area with block paving and granite chips, and a beautiful stone and brick-walled courtyard to the rear.

This apartment offers an excellent investment or permanent home opportunity in one of St Andrews' most desirable central locations. Viewing is highly recommended.

EXTERNALS

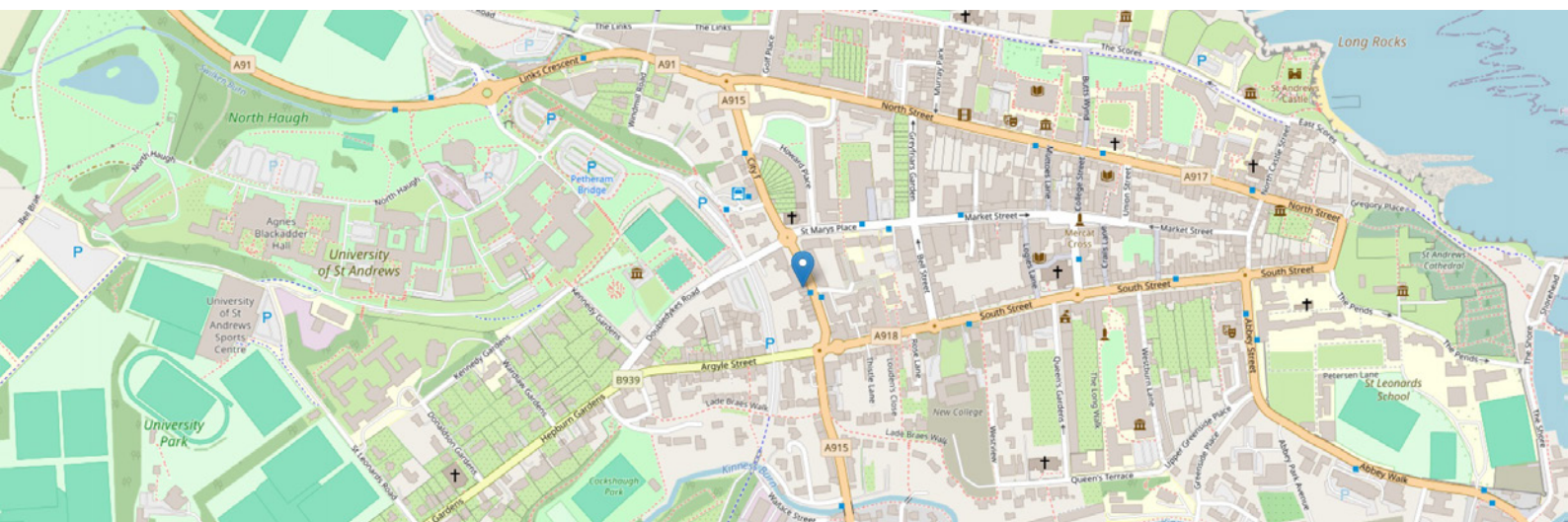


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 61m² | EPC Rating: C



THE LOCATION

St Andrews is renowned globally as the home of golf and as the site of Scotland's oldest and top-ranked university. It is also an attractive, thriving coastal town that appeals equally to residents, students and visitors. The town offers an excellent variety of independent and high street shops, including artisan producers such as Fisher and Donaldson's Bakery and Mitchell's delicatessen, as well as a diverse range of national retailers such as Jo Malone, Highland Soap Company and Seasalt Cornwall alongside Tesco, Boots and H&M. The property is well placed to meet all of your shopping needs, situated within a few minutes walk of all of these stores. The town also boasts beautiful restaurants and bars.





Education is a key feature of St Andrews, with excellent provision at all levels. Beyond its academic reputation, the town offers a rich and rewarding lifestyle set against the backdrop of Fife's stunning east coast. The surrounding countryside and coastline are ideal for walking, cycling, sailing, and riding, with the renowned West Sands beach stretching for nearly two miles. Other scenic coastal spots such as Elie, Tentsmuir, and Kingsbarns are also within easy reach.

Golf lovers are truly spoilt for choice, with access to the world-famous Old Course, as well as nearby gems including Kingsbarns, Crail, Lundin Links, and the championship course at Carnoustie. Cultural attractions abound, from the historic cathedral and castle ruins to the St Andrews Botanic Gardens and local museums. The area is also home to several National Trust properties, including Kellie Castle and Hill of Tarvit.

For commuters and travellers, the location offers excellent transport links. Regular bus services connect St Andrews with nearby Fife towns, while railway stations at Leuchars, Cupar, and Dundee offer convenient travel by train. Edinburgh is accessible by car in approximately 90 minutes, or just over an hour by train. Edinburgh International Airport is also within comfortable reach, making this a well-connected base for both local and international travel.



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