

1 Alfred Place

ST ANDREWS, FIFE, KY16 9XG



*Magnificent six-bedroom home
in the centre of St Andrews*



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Mcewan Fraser Legal is delighted to offer this substantial Victorian three-storey end terraced house for sale. Set within the St Andrews Conservation Area, 1 Alfred Place is on City Road, between South Street and Market Street, in a prominent position in the vibrant heart of St Andrews.

The property incorporates two self-contained dwellings. On the ground floor, there is a two-bedroom two-bathroom apartment, and on the first and second floors, there is a separate four-bedroom and two-bathroom apartment, which has a current HMO license for four people. Whether operated as a large six-person home or as two distinct four and two-person flats, this property offers an excellent, versatile investment and attractive return. The property is currently on one title, which can be separated and is offered for sale with sitting tenants.

The property is exceptionally well presented and in excellent decorative order. Neutral colours throughout provide a blank canvas on which to add personal choice. The addition of a substantial two storey extension in 2009 combines the traditional build with modern features.

THE LOUNGE/KITCHEN



An entrance vestibule leads to an inner hallway giving separate access to each apartment. The ground floor flat comprises an open plan lounge leading to a dining area and kitchen with ample storage as well as a cooker, integrated refrigerator, freezer, dishwasher, washing machine and tumble drier. A French door leads from the kitchen to a delightful, secluded and sheltered courtyard. A spiral staircase in the courtyard provides an alternative evacuation route from the upper-floor apartment.



A large double bedroom with an en-suite shower room is situated to the rear of the property. The second large double bedroom with original window shutters is to the front of the property, with an adjacent shower room.

THE SHOWER ROOM



BEDROOM 1



A large double bedroom with
an en-suite shower room



BEDROOM 2





Access to the upper flat on the first and second floors is by a curved staircase with a teak handrail and cast iron balusters. On the first floor, there is a sitting/dining room, a kitchen, a shower room and two bedrooms. The double bedroom to the rear has French doors leading onto a balcony. The second bedroom is set up as a spacious single bedroom to the front of the property.

THE SHOWER ROOM



BEDROOMS 3 & 4



The large sitting/dining room has original sash and case windows, and fine plaster work on the ceiling cornice and central rose. The kitchen has ample storage as well as a fridge/freezer and a gas cooker. A separate utility cupboard adjoining the kitchen houses a washing machine and tumble dryer. From the kitchen, double French doors lead onto a balcony with stunning views over lush greenery and garden grounds, a peaceful setting in the heart of town, perfect for dining al fresco.

THE SITTING/DINING ROOM



THE KITCHEN





On the second floor, there are two further good-sized bedrooms with inbuilt cupboards and a further shower room.

THE SHOWER ROOM



BEDROOM 5



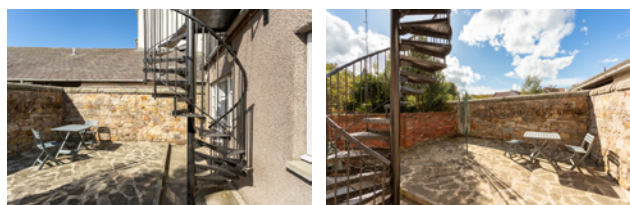
BEDROOM 6



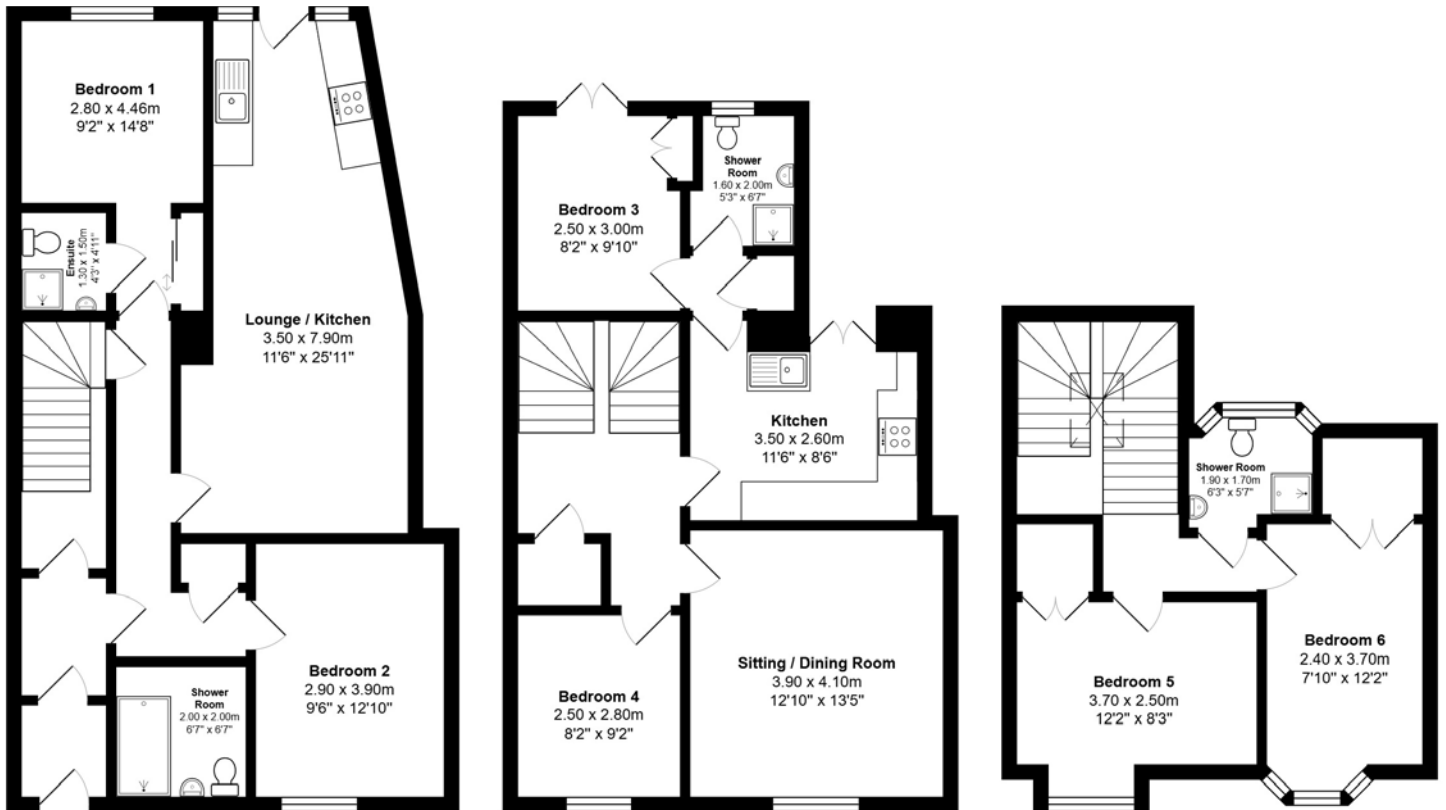
The property benefits from a gated stone and wrought iron wall to the front, leading to an easily maintained garden space laid out in block paving and granite chips. To the rear, a beautiful stone and brick wall surrounds the courtyard. Viewing is highly recommended to appreciate the accommodation on offer.

Council Tax Banding D (lower) and E (upper).

EXTERNALS

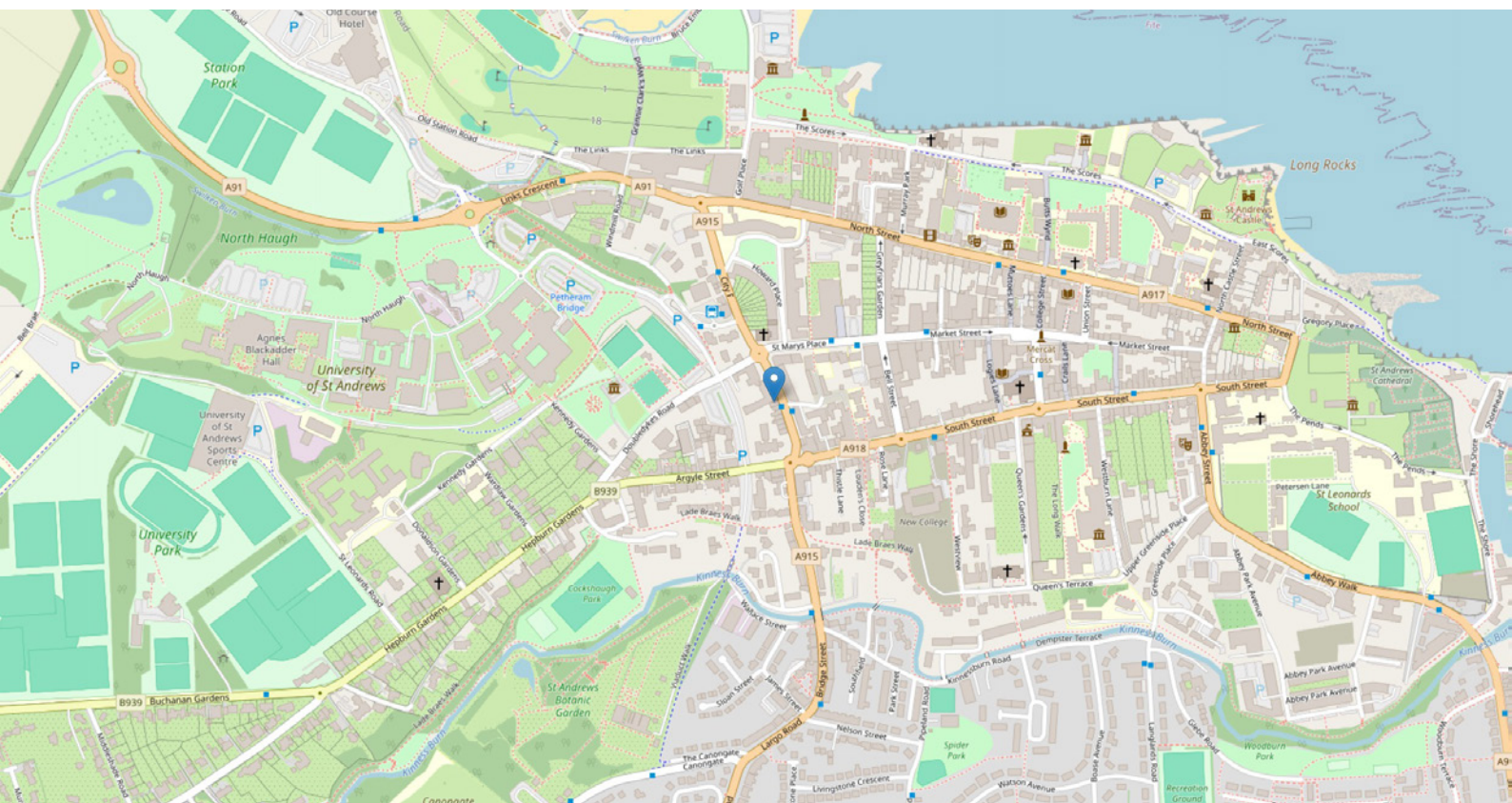


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 150m² | 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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