




McEwan Fraser Legal
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78 Bridge Street
ST ANDREWS, FIFE, KY16 8AA



St Andrews

FIFE, KY16 8AA

St Andrews is renowned worldwide as the 'Home of Golf'. The Old Course is a regular host to the Open Championship. There are now six further golf courses run by the St Andrews Links Trust, including the Castle Course opened in 2009. There are many other golf courses in the area including the Duke's Course, two courses at Fairmount, St Andrews Bay and Kingsbarns.

St Andrews is also well known for its university which is one of the oldest in Britain, founded

in 1413. The six hundred years celebrations happened in 2013. The town provides good state schooling at Madras College and private schooling at St Leonards and Dundee High School is within easy reach. The town has a good range of shops, hotels, restaurants and recreational and cultural facilities.

Beyond St Andrews is the East Neuk of Fife, with a spectacular coastline which boasts fishing villages built around picturesque harbours and a famous prize-winning sandy

beach and a beach with rock pools.

Access by rail, road and air is good. Leuchars railway station (four miles) is on the main Aberdeen to London line and provides a fast link to Dundee and Edinburgh. Edinburgh Airport, with its increasingly wide range of domestic and international flights, is less than fifty miles away and Dundee Airport (fifteen miles) has regular services to London Stansted. There are also dual carriageway and motorway connections to Edinburgh from Kirkcaldy (twenty miles).



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Ground floor two bedroom flat close to the high street and centrally located to St. Andrews. The flat would make a great investment opportunity and currently has tenants in place for a year if required.

The flat is accessed off Bridge Street and entry is through the communal doors. The flat is located on the ground floor to the left as you walk in. Upon entering the flat the hallway gives access to all the rooms with a storage cupboard and box housing the meters. There are 2 bedrooms, one double and one good single with double glazed windows. The shower room is a three-piece suite with large shower cubicle and electric shower. The kitchen and living room is open plan with an area for sofas and living room space. The kitchen has space for a table and chairs with the kitchen area to one side. The kitchen has a range of eye and base level cupboards with roll top work surfaces, sink unit and tap. Built-in electric cooker with electric hob above. Under counter space for washing machine and fridge and freezer.

The flat is double glazed with electric storage heaters. The garden to the rear is communal with lawned area and drying space. Parking is available on the road.

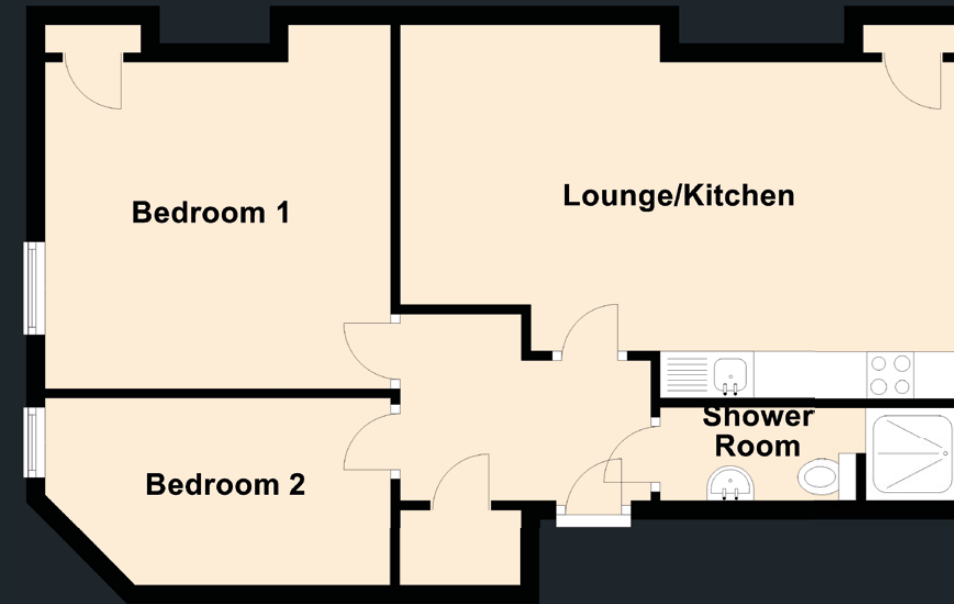


“... TWO BEDROOM FLAT CLOSE TO THE HIGH STREET AND CENTRALLY LOCATED TO ST. ANDREWS ...”



Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



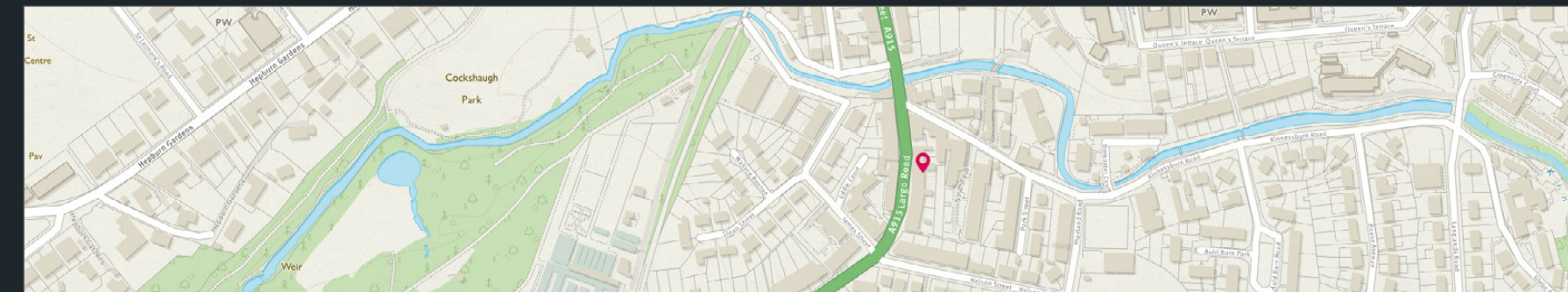
Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	6.00m (19'8") x 3.60m (11'10")
Bedroom 1	3.70m (12'2") x 3.50m (11'6")
Bedroom 2	3.70m (12'2") x 2.00m (6'7")
Shower Room	3.20m (10'6") x 1.00m (3'3")

Gross internal floor area (m²): 55m²

EPC Rating: E

Extras (Included in the sale): Floor coverings, blinds, light fittings and fitted appliances.





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Part
Exchange
Available

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Text and description
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Professional photography
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Photographer



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