

11 South Street

ST ANDREWS, FIFE, KY16 9QS



Wonderful two-bedroom apartment in the heart of the historic town of St Andrews



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Located on South Street in the heart of historic St Andrews, this two-bedroom main-door home offers both charm and convenience, with excellent access to supermarkets, independent shops, café, pubs, restaurants and cultural landmarks. The Byre Theatre, Castle, Cathedral and the university campus are all within a short walk, while the world-famous Old Course Golf Course and beach are both less than a mile away. Free public parking spaces are available outside the property.

THE KITCHEN/DINING /LIVING AREA



Upon entering, you are welcomed into a bright vestibule leading through to an inner hallway, which provides access to all rooms. To the rear of the property is a spacious open-plan kitchen, dining and living area. The kitchen is well-appointed with ample base and wall units, integrated appliances, and generous space for a dining table and chairs, making it ideal for both everyday living and entertaining. The adjoining lounge area provides a comfortable space to relax.

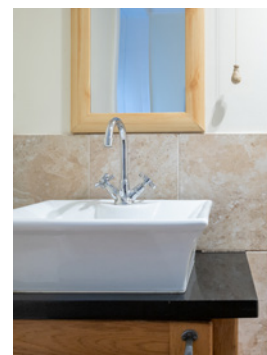




The flat also benefits from a very large, fully tiled bathroom with a walk-in shower and a window providing natural light. To the front of the property are two generously proportioned double bedrooms, both with built-in storage. The property is C-rated for energy efficiency, making it economical to heat and easy to maintain. All furniture is available to buy, subject to negotiation.

This is a must-see property, offering a rare opportunity to own a home in one of St Andrews' most sought-after and historic locations. The property will also appeal to buyers seeking a high-quality short-term or academic year letting opportunity.

THE SHOWER ROOM



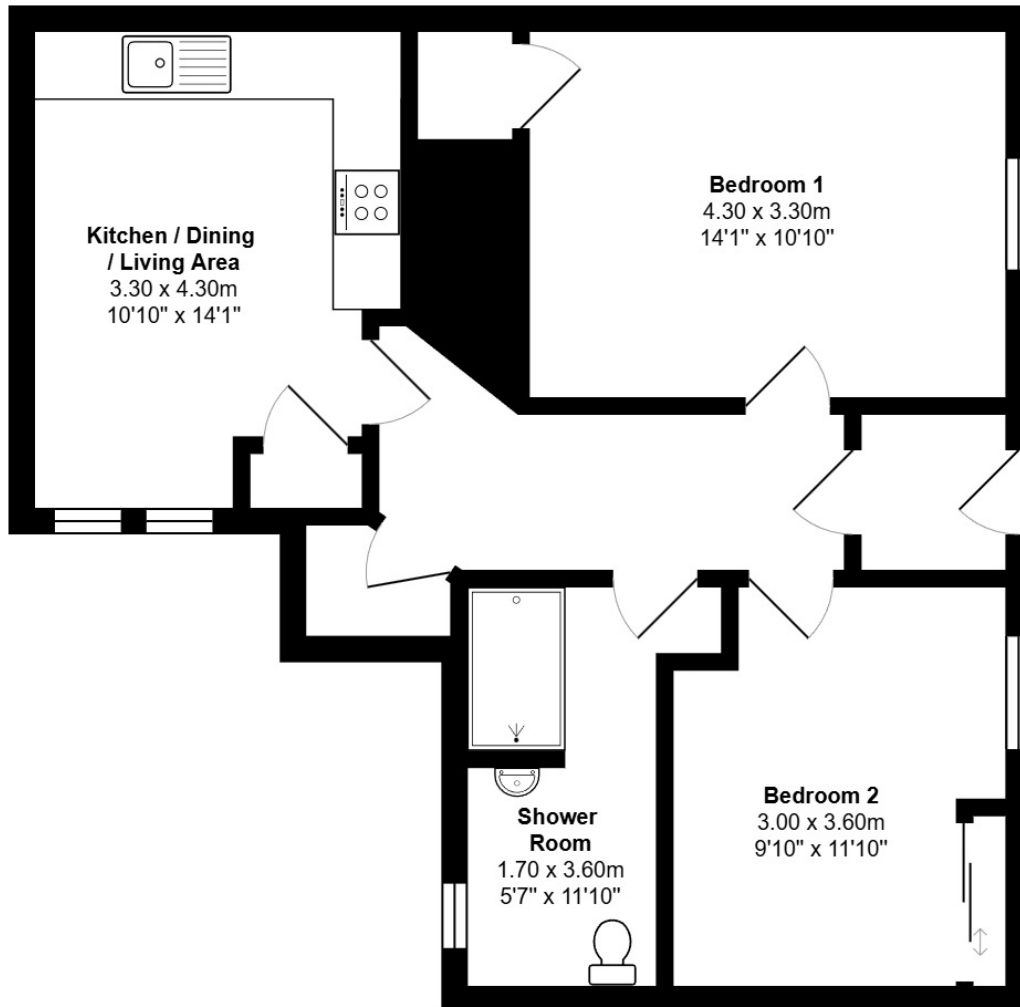
BEDROOM 1



BEDROOM 2

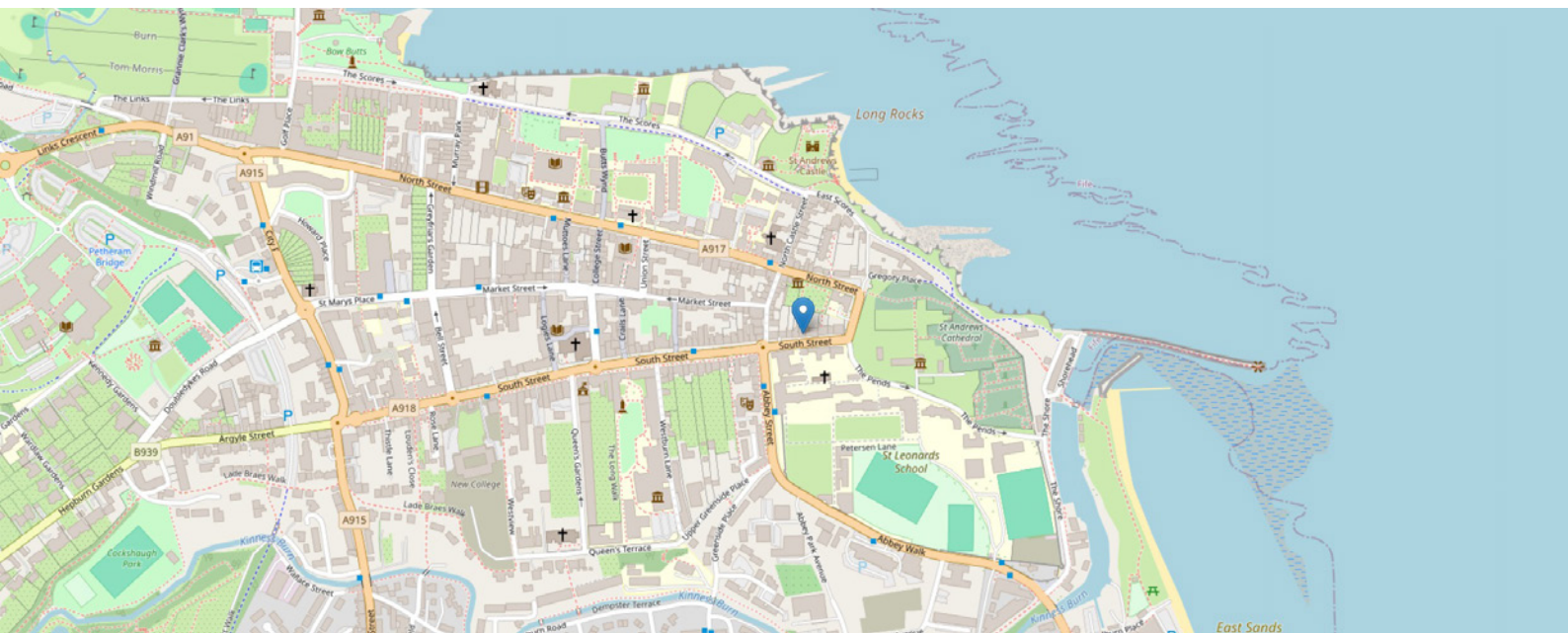


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 56m² | EPC Rating: C



THE LOCATION

St Andrews is one of Scotland's most sought-after towns, celebrated worldwide for its historic university, its stunning medieval architecture and its iconic golf courses. The town combines a rich heritage with all the conveniences of modern living. Its vibrant centre is filled with an excellent selection of shops, cafés, restaurants and bars, ranging from well-known high street names to independent boutiques and artisan food stores. Everyday needs are well catered for with supermarkets, banks and essential services close at hand, while larger retail outlets are easily reached in neighbouring towns.





Education is central to the town's identity, with highly regarded primary and secondary schooling available locally, complemented by the internationally renowned University of St Andrews. Transport connections are strong, with regular bus services, convenient road links and easy access to the nearby Leuchars train station, offering direct routes to Dundee, Edinburgh and beyond.

Leisure opportunities are exceptional, from the world-famous Old Course to numerous other golf courses across the area. The town also boasts leisure centres, sports clubs and a thriving cultural scene, with theatres, galleries and music venues contributing to a lively community. Expansive sandy beaches, dramatic coastal walks and beautifully maintained parks and gardens provide endless outdoor enjoyment, making St Andrews as attractive for its lifestyle as it is for its history and prestige.



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