

OUTSIDE

The flats are surrounded by gravelled paths which lead to a paved car parking area for two cars. A remote control bollard controls access from the car park to St Marys Place.

VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.

ENTRY

Entry by mutual agreement.

SERVICES

Mains electricity, gas, water and drainage.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band B for both flats.

COUNCIL TAX

2a and 2b are in Council Tax Band F. The annual Council Tax payable at present is £2,493.17.

FIXTURES AND FITTINGS

All moveables are included in the sale.

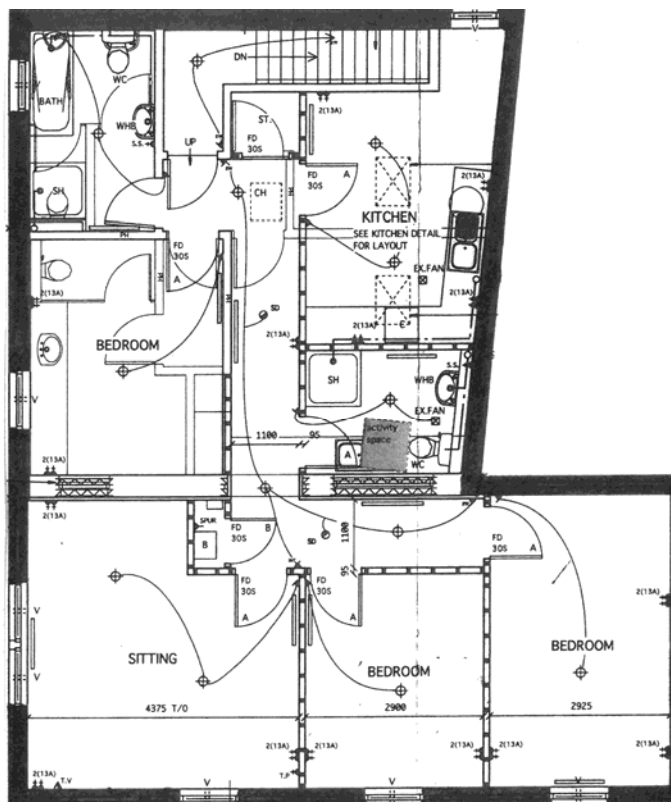
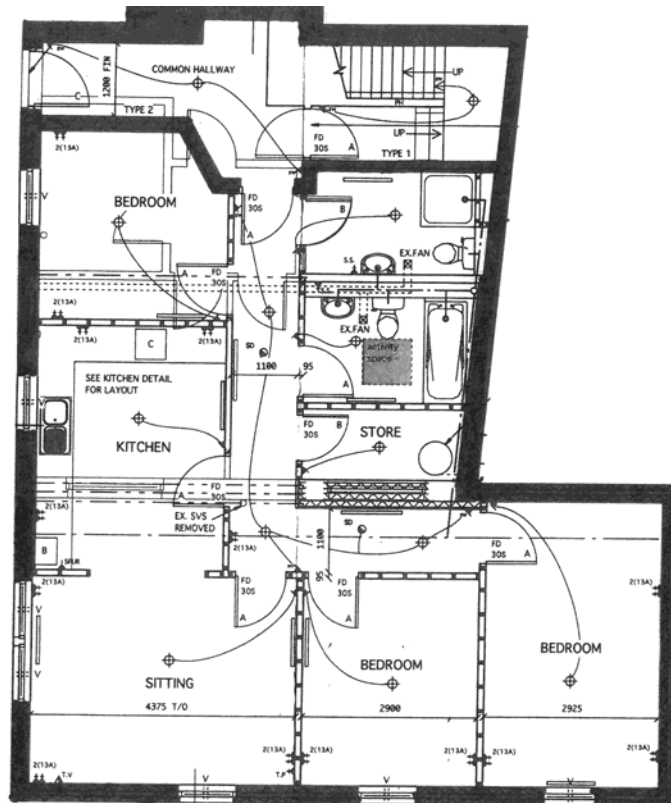
OFFERS TO:-

Bradburne & Co, 139 South Street, St Andrews, Fife. KY16 9UN. Fax 01334 474399.

IMPORTANT NOTICE

These particulars do not constitute any part of an offer or a contract. All statements contained herein, while believed to be correct, are not guaranteed. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

A closing date for offers may be fixed by the Selling Agents and prospective purchasers are urged to note their interest formally to the Selling Agents. The Sellers reserve the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer for any part of the subjects of sale. Any plans or maps are reproduced from Ordnance Survey © Crown Copyright 2018 Licence Number 100010747.



2a & 2b St Marys Place, St Andrews, Fife



**TWO 3 BEDROOM FLATS FORMING A SELF CONTAINED BUILDING
IN THE HEART OF ST ANDREWS WITH CAR PARKING FOR SALE AS A WHOLE**

Accommodation:

Ground Floor Flat - Sitting Room/Dining Room, Dining Kitchen, 3 Bedrooms and 2 Bathrooms

First Floor Flat - Sitting/Dining Room, Dining Kitchen, 3 Bedrooms and 2 Bathrooms

**Current HMO Licences
Excellent Rental Income
Two Designated Car Parking Spaces**

GENERAL DESCRIPTION

2a and 2b St Marys Place is a two storey self contained building with a ground floor and first floor flat. Outside is a gravelled area and two designated parking spaces. Both flats have HMO licences and have been rented out for over 10 years providing an excellent income.

The portfolio is available with tenants in place and includes all furniture and moveables.

SITUATION

St Marys Place is in the heart of town across the road from the University Students Union and University buildings.

St Andrews has a wealth of facilities including excellent shopping, leisure and health facilities.

It is extremely accessible by rail (Leuchars 4 miles), by air (Dundee 11 miles and Edinburgh 45 miles) and, of course, by road.

DIRECTIONS

From South Street continue up Bell Street and turn left into St Marys Place. Turn first left into a private driveway with automatic rising bollard. The building is in the top left corner of the car park.

For route planning the post code is KY16 9UY.

PARTICULARS OF SALE

The properties are entered through an outer security door into a lobby with private doors to both flats.

2a St Marys Place is a ground floor flat with three bedrooms, two bathrooms and a sitting room with kitchen off.

Sitting Room (W)(S)	4.3m x 3.29m 14'1" x 10'9"
Bedroom 1 (W)	3.7m x 3.09m 10'8" x 10'1"
Bedroom 2 (S)	3.26m x 2.88m 10'8" x 9'5"
Bedroom 3 (S)	4.59m x 2.91m 15' x 9'6"
Kitchen (W)	3.97m x 3.05m 13' x 10'
Bathroom	2.76m x 1.98m 9' x 6'6"
Shower Room	2.89m x 1.66m 9'6" x 5'5"



2b St Marys Place is a first floor flat with 3 bedrooms, sitting room, kitchen and two bathrooms.

Sitting Room (S)	4.63m x 4.32m 15'2" x 14'2"
Bedroom 1 (W)	3.72m x 3.02m 12'2" x 9'10"
Bedroom 2 (S)	3.37m x 2.88m 11' x 9'5"
Bedroom 3 (S)	4.58m x 2.87m 15' x 9'4"
Kitchen (N)	4.01m x 3.05m 13'1" x 10'
Bathroom (W)	3.11m x 1.91m 6'3" x 10'2"
Shower Room	2.57m x 1.92m 6'3" x 8'5"

