

SERVICES

Mains electricity, gas, water and drainage.

VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.

ENTRY

Entry by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band D

COUNCIL TAX

Council Tax Band E. The annual Council Tax payable at present is £2864.93.

FIXTURES AND FITTINGS

Kitchen appliances, light fittings, fitted floor coverings, curtains and blinds are included in the sale. Other moveable contents are available by separate negotiation.

ASKING PRICE

Offers over £425,000 are invited.

OFFERS TO:-

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

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 2026 Licence Number 100010747.



Dundee 14.4 miles

Kirkcaldy 23.4 miles

Cupar 9.8 miles

Edinburgh 50.4 miles

105 Bridge Street St Andrews, Fife



**ATTRACTIVE END OF TERRACE GROUND FLOOR FLAT
WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE.**

Accommodation:

Entrance Vestibule, Hallway, Sitting / Dining Room, 3 Double Bedrooms, Modern Fitted Kitchen, Bathroom, Utility Room.

**Gas Central Heating
HMO Licence for 3 persons
Enclosed garden to rear**

139 South Street St Andrews Fife KY16 9UN

Tel: 01334 479479 Fax: 01334 474399

Email: info@bradburne.co.uk Web: www.bradburne.co.uk

GENERAL DESCRIPTION

A well maintained, spacious accommodation, retaining many original features. Entrance vestibule and hall, sitting/dining room, fitted kitchen, utility room, three double bedrooms and a modern fitted bathroom. The property benefits from modern double glazed PVC windows throughout.

The property has been let out to students for the last 10 academic years, and holds a HMO licence for three persons until November 2027. It has also been used for holiday lets including major golf championships.

SITUATION

105 Bridge Street is part of a traditional terraced property, a few minutes walk from the local shops and the town centre. Walking distance to all university, golf courses, the beaches and harbour. St Andrews is known worldwide as the Home of Golf with seven golf courses and many more close by. The town has a wealth of shops, restaurants, hotels, a theatre, cinema and excellent recreational and cultural facilities.

The nearest railway station is at Leuchars providing access to Dundee, Edinburgh and London. Dundee has an airport with flights to London. Edinburgh airport is about an hour by car. St Andrews Bus Station is close by, and is a main hub for onward travel across Scotland.

DIRECTIONS

From West Port, head down Bridge Street and the property is the last of the terraced houses on the right after the bridge. For route planning the post code is KY16 8AA.

PARTICULARS OF SALE

The property is entered through a private front door, leading to a half glazed storm door.

Entrance Hall
5m x 1.15m
16'5" x 3'9"
Radiator. Store cupboard.
Central heating controls.

Utility Area
1.2m x 2.05m
4' x 6'8"
Beko washing machine and
drier. Chest freezer. Worcester
boiler.

Kitchen (N)
3.48m X 2.24m
11'5" X 7'4"

Floor and wall units. Gas oven
and hob. Lec Fridge. Prima
Dishwasher. Extractor.
Glazed door to rear.



Sitting Room (W)
4.31m X 3.41m
14'1" X 11'2"
Gas fire (not in use). Press
with shelves.



Bathroom (E)
2.65m X 1.69m
8'8" X 5'6"

Tiled floor and walls to dado
height. Mira Shower over bath.
WC. Wash hand basin. Heated
towel rail. 2 Extractors.



Bedroom 1 (W)
4.63m X 4.71m
15'2" X 15'5"
Fireplace—blocked. Radiator.
Press.



Bedroom 2 (W)
3.39m X 4.76m
11'1" X 15'7"
Fireplace—blocked. Radiator.
Press housing fuse box and
electric meter.



Bedroom 3 (E)
4.14m X 3m
13'7" X 9'10"
Fireplace—blocked. Radiator.
Press with shelves.



Rear Garden
At the rear of the flat is a low
maintenance enclosed private
garden with a mix of decking,
artificial grass and paving. It
has 2 seating areas, and a west
facing aspect. Wooden bin
store, access gate to communal
close and a single practice
putting hole.

