

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 B. The annual Council Tax payable at present is £1731.84.

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 £225,000 are invited.

OFFERS TO:-

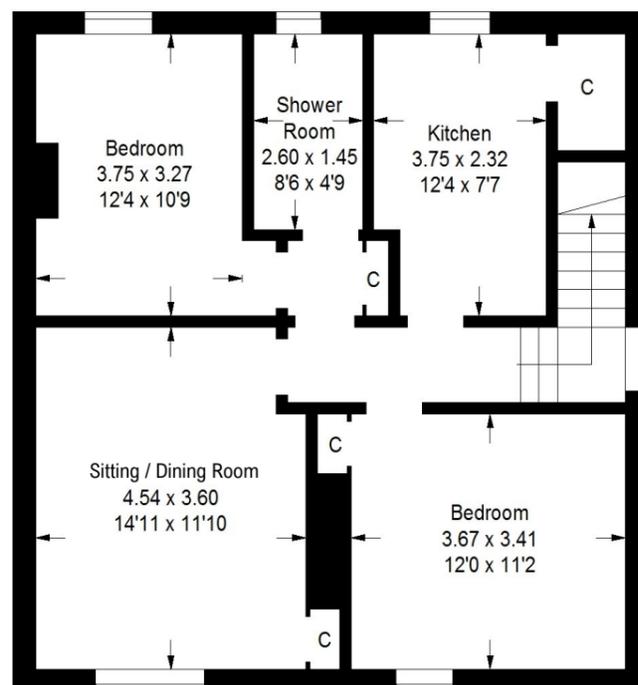
Bradburne & Co, 139 South Street, St Andrews, Fife. KY16 9UN.

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.

Approximate Gross Internal Area = 66.3 sq m / 714 sq ft



First Floor Flat

Illustration For Identification Purposes Only.
Not To Scale (ID1214672 / Ref:90826)

Dundee 14.4 miles

Kirkcaldy 23.4 miles

**65 St Nicholas Street,
St Andrews, Fife**

Cupar 9.8 miles

Edinburgh 50.4 miles



A FIRST FLOOR MODERNISED TWO BEDROOM UPPER FLOOR FLAT WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE.

Accommodation:

Dining/Sitting Room, 2 Double Bedrooms, Kitchen and Bathroom

**Double Glazing
Gas Central Heating
Garden with Shed**

139 South Street St Andrews Fife KY16 9UN

Tel: 01334 479479 Fax: 01334 474399

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GENERAL DESCRIPTION

65 St Nicholas Street is an upper flat in a residential area of town that has undergone modernisation in recent years. It comprises a dining/sitting room, two bedrooms, kitchen and bathroom with gas central heating and double glazing throughout. To the rear is a lawned garden with decking and a shed.

The property has been let out to students for the last 9 academic years. It has also been used for holiday lets including major golf championships.

SITUATION

65 St Nicholas Street is located in a residential area and is within walking distance of local shops and the town centre.

St Andrews is known worldwide as the Home of Golf with seven golf courses and many more close by. It is also home to the oldest University in Scotland. The town has a wealth of shops, restaurants, hotels, a theatre, a 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.

DIRECTIONS

From South Street, turn right onto to Abbey Street, and first right in to Greenside Place, leading onto Langlands Road. Turn left in to Lamond Drive, first left onto Shield Avenue. Turn left in to St Nicolas Street and the property is last on the left. For route planning the postcode is KY16 8BH.

PARTICULARS OF SALE

The property is entered through a private door into a vestibule and up stairs to:

Entrance Hall Radiator. Built in cupboard with rail.

Bedroom 1 (N) Cupboard, Radiator.
3.46m X 3.4M
11'4" X 11'2"



Kitchen (S) Fitted floor and wall units.
3.79m X 2.3m Indesit washing machine. Oven.
12'5" X 7'6" Electric hob, Extractor hood.
 Fridge. Freezer. Extractor fan.
 Cupboard housing gas boiler.



Dining/Sitting Room (N) Electric fire, shelved cupboard.
4.61m X 3.59m
15'1" X 11'9"



Bathroom (S) Bath with shower over. Wash
2.6m X 1.41m hand basin. WC. Heated towel
8'6" X 4'7" rail.



Bedroom 2 (S) Radiator
3.78, X 2.74
12'5" X 9"



Rear Garden At the rear of the flat is a private garden surrounded by fencing and mature hedges.

The garden is mainly lawned with a timber decked area having a south facing aspect.

A timber garden shed provides useful storage.

