

GENERAL DESCRIPTION

150 South Street is a top floor residence in the heart of St Andrews extending over two floors. A private door gives access to a store and leads up the staircase to the main floor.

The property would benefit from modernisation to provide a comfortable home in the centre of town with a garden. On the main floor there are three main rooms with a kitchen and shower room. On the top floor is another bedroom and bathroom with utility area. Outside is the garden and brick built shed by the main door.

SITUATION

The property is situated on South Street, one of the three main streets in St Andrews and is within walking distance of the golf course, University and beaches.

St Andrews is known worldwide for the Home of Golf with seven golf courses and many more close by. It is also home to the oldest University in Scotland, has miles of fine beaches and excellent state and private schooling.

The town has a wealth of shops, restaurants, hotels, a theatre, a cinema and excellent recreational and cultural facilities. 150 South Street is ideally located at the west end of one of the main shopping streets.

The nearest railway station is at Leuchars within easy access providing access to Dundee, Edinburgh and London. Dundee has an airport with flights to London and Edinburgh airport is about an hour by car.

DIRECTIONS

On South Street head towards the West Port and No.150 is located on the left past the former Madras College.

For route planning the postcode is KY16 9EQ.

PARTICULARS OF SALE

The property is entered through a hardwood door giving access to a store cupboard:-

Staircase (E) Stairs lead up to mezzanine level cupboard, housing gas meter, electric meter, fuse box and Frigidaire Freezer.

Stairs leading to landing:-

Main Landing (N) Access intercom phone on main landing wall. Radiator on stairs.
2.45m x 1.79m
8 ft x 5' 10"

Sitting Room (N)X2 Cupboard, Electric fire, Wall Press. Radiator.
4.33m x 4.33m
14'2" x 14'2"



Kitchen (S) Fitted wooden wall and Floor units. Stainless steel sink & drainer. Tiled splash back. Breakfast Bar. Proline Oven. Ceran Hob. Tecnolec Extractor Fan. Radiator.
4.10m x 1.74m
floor
13'5" x 5'8"



Bedroom 1 (N) Shelved wall press. Radiator. 2 wall lights.
4.31m x 4.38m
14'1" x 14'4"



Shower Room (S) WC and Wash Hand Basin. Shower Cubicle. Towel Rail and Shaver Point. Radiator.
1.78m x 2.28m
5' 10" x 7'5"



Dining Room (S) Stairs to Upper Floor. Worcester Boiler. Television Point. Understairs cupboard. 2 radiators.
4.04m x 3.23m
13'3" x 10' 7"



Stairs leading to upper landing:-
1.63m x 1.59m (S) Store Cupboard. Access to Loft.
5'4" x 5' 2"



Bedroom 2 (S/N) Coombed Ceiling, Exposed stone wall. 4 Eaves cupboards with drawers. Radiator.
4.31m x 4.38m
14'1" x 14'4"



Bathroom(S/N) WC and Wash hand basin. Shower over bath. Towel Rail and Shaver Point. Plumbed for washing machine. Radiator.
1.4m x 3.84m
4'7" x 12'7"



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OUTSIDE

The garden to rear is entered through a gate into a lawned area surrounded by mature trees and shrubs. There is a seating area and a small vegetable patch. The gardens are south facing and provide a retreat in the centre of town.



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

COUNCIL TAX

Council Tax Band E. The annual Council Tax payable at present is £2703.01.

FIXTURES AND FITTINGS

All fitted floor coverings are included in the sale. Other moveable contents and fittings may be available by separate negotiation.

ASKING PRICE

Offers over £490,000 are invited.

OFFERS TO:-

Bradburne & Co, 139 South Street, St Andrews, Fife. KY16 9UN. info@bradburne.co.uk

SECOND FLOOR



TOP FLOOR



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.

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Dundee 14 miles

Kirkcaldy 24 miles

Cupar 10 miles

Edinburgh 51 miles

150 South Street, St Andrews, Fife



CENTRALLY LOCATED TWO STOREY TOP FLOOR FLAT IN A FASHIONABLE AREA OF TOWN

Accommodation:

Sitting Room, Dining Room, Kitchen, 2 Bedrooms, Bathroom, Shower Room

**Private Door Entry
Gas Central Heating
Attractive Garden**

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