






COULTERS[©]

WELCOME TO:

NORTH STREET

17 North Street, St Andrews, Fife, KY16 9PW

			
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NORTH STREET AT A GLANCE:



Coastal St Andrews location



Category C listed double upper villa



Excellent potential



Golf courses close by



Minutes from East Sands Beach



Exceptional amenities

EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings.



A LITTLE BIT ABOUT THE PROPERTY:

Set in the highly sought-after coastal town of St Andrews this is a Category C listed two-bedroom double upper property. Centrally located in the St Andrews Conservation Area, minutes from the University, and with generously proportioned bright accommodation and wonderful views of St Andrews Bay, it offers excellent potential for an array of buyers. In walking distance of exceptional amenities and close to the East Sands Beach and the Old Course it is a must-see.

- Light-filled and spacious south-facing carpeted living room with twin sash and case windows overlooking North Street, and featuring an electric fireplace.
- Sizeable dining room adjoining the living room via elegant double doors.
- Kitchen with soft green shaker style wall and floor units, light grey worktops and white splashback.
- Generous carpeted principal double bedroom with a built-in cupboard, bay windows, and a St Andrews skyline aspect.
- Second light and airy carpeted double bedroom with bay windows, a sink, and a wonderful St Andrews Bay outlook.
- Bathroom, now in need of a cosmetic upgrade, with WC, washbasin, and wall-mounted shower over bath.
- Separate WC with washbasin.
- Unrestricted entry to the bin storage area and to the gas meter.
- On-street parking.





LOCATION, LOCATION, LOCATION:

The picturesque east coast Fife town of St Andrews is famous for its ancient University, medieval streets, stunning scenery, and attractive architecture. Residents can enjoy days spent on the scenic West and East Sands Beach, the latter, just south of the old harbour on the Fife Coastal Path, is also close to the popular St Andrews Sailing Club.

The perfect place for golf enthusiasts there are seven award-winning courses to play at St Andrews Links including The Balgove and The Castle Course. Explore the Botanic Garden or visit the ruins of the 12th Century St Andrew's Cathedral. The town is a gateway to the East Neuk of Fife, a spectacular coastline of pretty fishing villages and harbours including Anstruther, Elie, and St Monans. Discover

a wonderful array of fashionable bars, and restaurants minutes from the property. Indoor recreation opportunities include those at the East Sands Leisure Centre boasting a swimming pool, gym, and fitness sessions, and there are a variety of private gyms within the town.

Daily shopping needs are well-catered for with local convenience stores, independent retailers, and supermarkets.

Local schooling includes Canongate Primary School and Madras College, with private options such as St Leonards School. Five miles away Leuchars Railway Station on the main Aberdeen to London line connects to Edinburgh whilst the journey by car to the capital takes approx. 1hr and 15 minutes.



FLOOR PLAN:



17 North Street, St Andrews, Fife, KY16 9PW

Approx. Gross Internal Area

1,260 Sq Ft - 117 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
HEAR FROM YOU:

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