



24 SOUTH STREET

ST. ANDREWS • FIFE

savills





24 SOUTH STREET

ST. ANDREWS • FIFE • KY16 9QU

*Fully restored 17th century
historic house with south facing
courtyard garden*

Hall, kitchen / dining room, drawing room and study.
Two bedrooms and two bathrooms.

South facing courtyard garden.

Garden Room (useable as home office or bedroom 3).

Savills Edinburgh
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DIRECTIONS

No 24 is at the east end of South Street. It is the white house at the north-east corner of Abbey Street.

SITUATION

24 South Street is situated in the heart of St Andrews. The house is close to The Byre Theatre and is a short distance from the Cathedral. It is a short walk from the harbour and East Sands beach.

The town is renowned worldwide as the 'Home of Golf'. The Old Course is a regular host to the Open Championship which was last held there in 2015. There are six further golf courses run by the St Andrews Links Trust, including the Castle Course opened in 2009. There are many other golf courses in the area including the Duke's Course, two courses at Fairmount, St Andrews Bay and Kingsbarns. St Andrews is also well known for its university which is one of the oldest in Britain, founded in 1413. The town has state schooling at Madras College and private schooling at St Leonards. There is an excellent range of shops, hotels, restaurants, recreational and cultural facilities.

Beyond St Andrews is the East Neuk of Fife, with a spectacular coastline which boasts fishing villages built around picturesque harbours and sandy unspoilt beaches. Leuchars railway station (4 miles) is on the



main Aberdeen to London line and provides a fast link to Dundee and Edinburgh. Edinburgh Airport is only 50 miles away. There is a dual carriageway and motorway connection to Edinburgh from Kirkcaldy (20 miles). An alternative route is via Cupar on the A91 to join the M90 at Junction 8 (25 miles).

DESCRIPTION

24 South Street is an historic 17th century house which is built of white harled stone under a pitched slate and clay pantile roof. The house has been superbly restored and is in good decorative condition throughout.

The property was restored by the St Andrews Preservation Trust to its former 17th century plan in 1973. It received The Saltire Society Award for Reconstruction in 1973 and Civic Trust (in association with the UK Council for European Architectural Heritage Year in 1975) Heritage Award in 1975. Queen Elizabeth, the Queen Mother, visited the house at the awards presentation.

The present owner refurbished and further upgraded the house in 2008 and 2009. The accommodation is cleverly laid out so that the all of the windows to the main rooms look out over the property's own, south facing garden. The accommodation is arranged on three floors and comprises:

Entrance hall with period cupboards. Inner hall with slate flooring and under stairs cupboard. Shower room with shower, WC and wash basin.

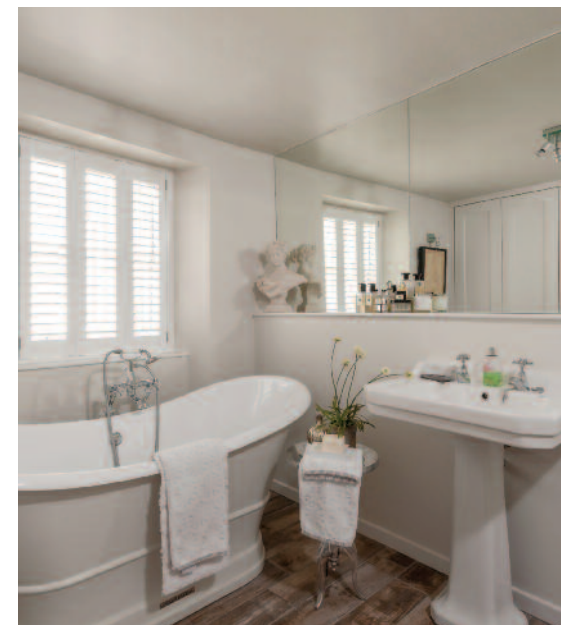
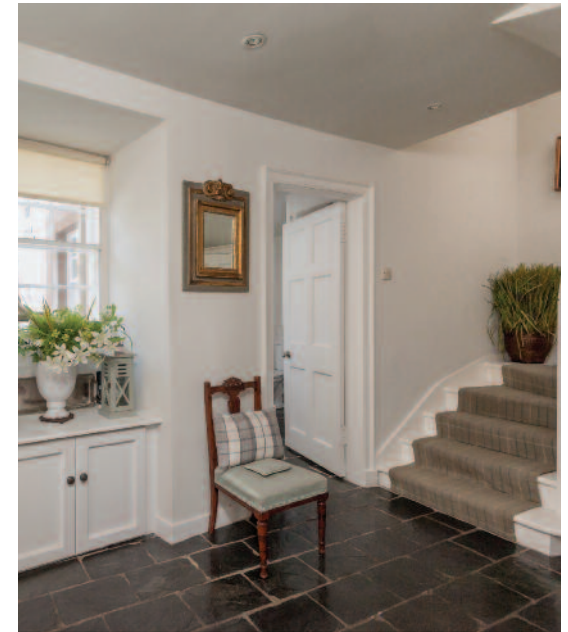
Kitchen with Belfast sink, Aga in Pistachio, integrated dishwasher. Open plan to dining room with built in dresser and glazed door to garden.

First floor study with desk built into window and shelves beside. Sitting room with fireplace with log burner, walk in cupboard with shelves and small basin. Window shutters. Bathroom with freestanding bath, wash basin, WC and heated towel rail.

Second floor landing with under eaves store wardrobe with window. Deep hanging cupboard. Master bedroom with windows on three sides with shutters and built in wardrobe. Bedroom two with built in wardrobe and window with shutters.

GARDEN

A special feature of the house is its south facing courtyard garden which is raised above the street level. There is a garden entrance off Abbey Street with a 17th century 'marriage lintel' above. There is a stone paved terrace reached from the dining room. Steps lead up to a lawn with a crab apple and two cherry trees and a stone path alongside.



GENERAL REMARKS

SERVICES

Mains water, electricity, drainage and gas.

SOLICITORS

J & G Wilson
18 High Street
Kinross
KY13 8AN
Tel: 01577 862302
contact@jgwilson.co.uk

LOCAL AUTHORITY

24 South Street is in Fife Council Band G.

LISTING

24 South Street is listed Category B and is within the St Andrews Conservation area.

FIXTURES AND FITTINGS

The light fitting in the master bedroom is specifically excluded.

SERVITUDE RIGHTS, BURDENS AND WAYLEAVES

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.



OFFERS

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection

DEPOSIT

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

VIEWING

Strictly by appointment with Savills - 0131 247 3738.

IMPORTANT NOTICE Savills and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Photos taken in June 2018.
Brochure prepared June 2018.
19.06.18 JMN

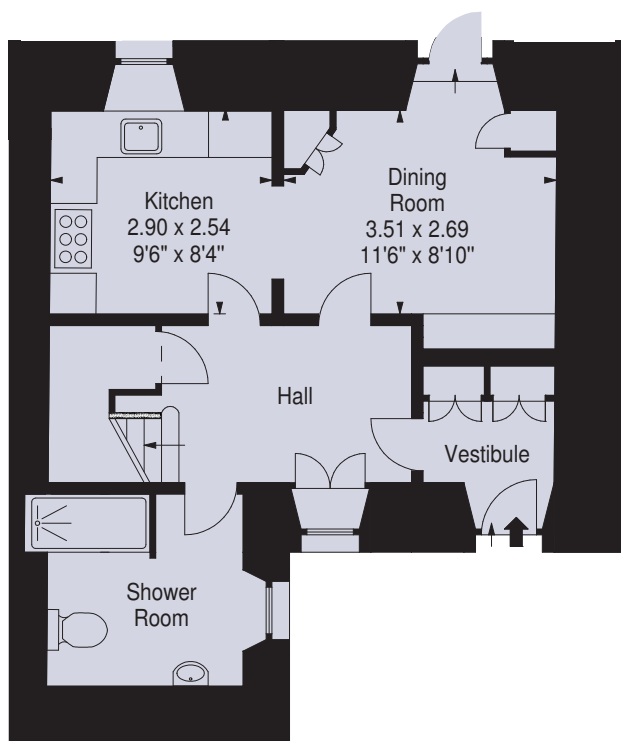
**24 South Street,
St. Andrews,
Fife, KY16 9QU**

Gross internal area (approx)
120.21 sq.m (1294 sq.ft)

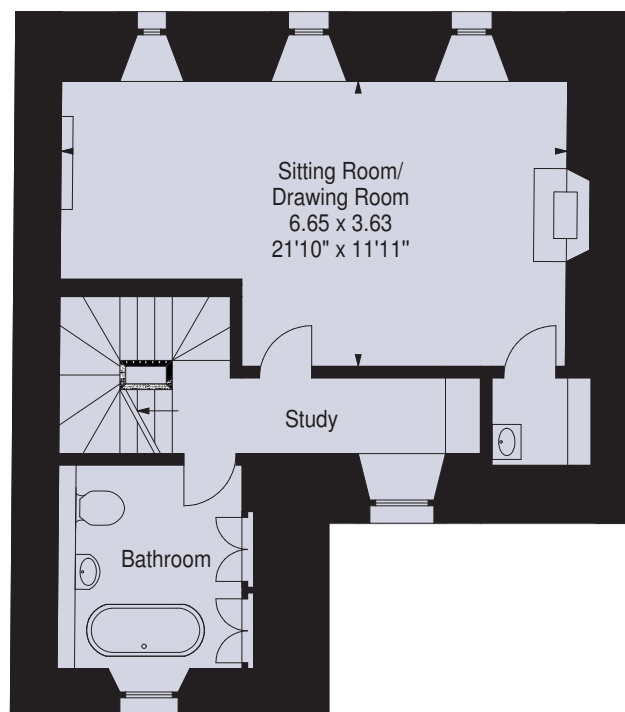
Garden Room

Gross internal area (approx)
23.41 sq.m (252 sq.ft)
(Including Store)

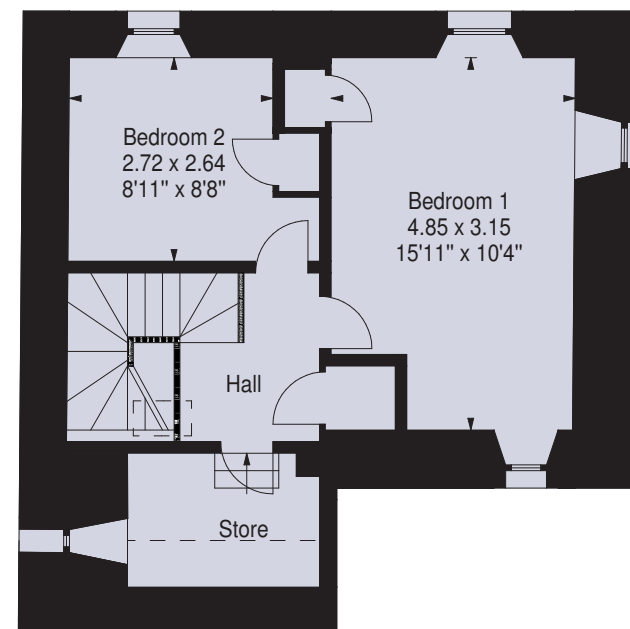
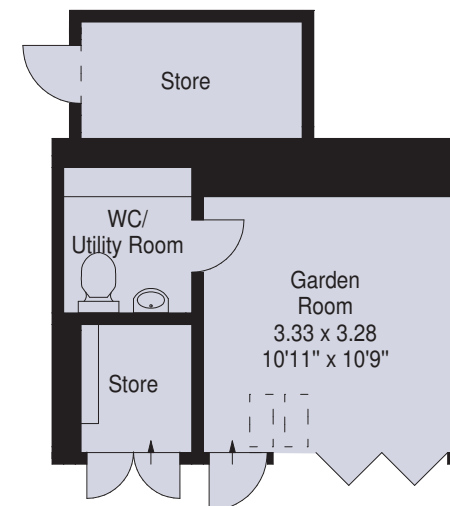
For Identification Only. Not To Scale.



Ground Floor



First Floor



Second Floor

