

108

South Street, St Andrews, Fife



savills



108 South Street, St Andrews, Fife KY16 9QD

A selection of 1 and 2 bed apartments in central St Andrews
Available to reserve off plan – completion scheduled for May 2019

- Central location off South Street
- Car parking space allocated to each 2 bedroom apartment
- Kitchens by Caber Kitchens
- Bathrooms by Bagno Design London
- Completion scheduled for May 2019
- Now taking reservations

Situation

South Street is in the heart of St Andrews amongst the main university buildings, as well as the bars, cafés and characterful shops of this picturesque coastal town. St Andrews is very well known for its university which is one of the oldest in Britain, founded in 1410. The current student population is approximately 7,800 and the university has consistently been ranked among the top five in the UK. The historic town has an excellent range of independent stores, hotels, restaurants and recreational and cultural facilities which include a cinema and the Byre Theatre.

Access by rail, road and air is good. Leuchars railway station (5.5 miles) is on the main Aberdeen to London line and provides a fast link to Dundee and Edinburgh and a sleeper service to London. Dundee Airport offers flights to London Stansted. Edinburgh Airport, with its increasingly wide range of domestic and international flights, is only 50 miles. There is a dual carriageway and motorway connection to Edinburgh from Kirkcaldy (20 miles).

St Andrews is renowned worldwide as the 'Home of Golf'. There are now seven golf courses under the management of the St Andrews Links Trust, including the world famous Old Course, which will host the 2021 Open Championship. There are many other golf courses in the area including the new courses at St Andrews Bay and Kingsbarns, while the courses at Elie, Crail, Leven and Lundin Links are all within easy reach.

Description

108 South Street is currently undergoing re-development to create four bespoke apartments in the vibrant centre of St Andrews. The property is partly listed with flats A and B being located within the listed part of the building, which dates back to 1780. Flats C and D are located in a more modern section and will have their own private stairs. The developer, Lochay have a strong track record in residential development throughout Scotland, and South Street is their most recent flagship development.

The apartments will be finished to the very highest of standards and fitted with premium fixtures and fittings throughout, as follows - Please refer to the floor plans for the approximate layout of bath/ shower rooms and kitchens.

Kitchen:

- Caber Kitchens - gloss grey doors with quartz worktop
- Siemens appliances, induction hob, extractor hood, fridge freezer, integrated dishwasher, oven and washing machine
- Under unit lighting
- Glass splashback
- CGI's available on request

Bathrooms and en suites:

- Sanitaryware by Bagno Design London
- Wall hung wash hand basins with mixer tap
- Baths with shower over
- Thermostatic showers
- White low profile shower trays
- Contemporary towel rails
- Porcelain wall and floor tiling
- CGI's available on request

Electrical:

- Brushed chrome sockets to reception rooms and kitchen (some with USB connectivity)
- LED spotlights
- TV points to main reception room and bedrooms

Central heating:

- Radiators throughout
- Worcester Bosch combi boilers serving hot water/ heating

Flooring:

- Khars engineered wood flooring to hallway, kitchen and sitting room
- Porcelain tiles to bathroom
- Carpet to bedrooms

External:

- 1 allocated parking space to each 2 bedroom apartment

Directions

From the A91, on entering St Andrews turn right at the second roundabout onto City Road, signposted A915. Continue through one roundabout. At the next roundabout, take the first exit onto South Street. Go through one roundabout and the properties are located on the right hand side.

General Remarks

Viewings: Strictly by appointment with Savills - 0131 247 3738.

Services: Mains water, gas, electricity and drainage.

Local Authority: Fife Council.

Warranty and certificates: An architect's certificate will be provided on completion of a sale.

Conservation Area and Listing: 106 - 110 South Street is within the St Andrews conservation area. 108 & 110 South Street are Category B Listed.

Fixtures and Fittings: Standard fixtures and fittings are to be included in the sale.

Solicitors: Coulter, Lochside House, 3 Lochside Way, Edinburgh, EH12 9DT. Tel: 0131 510 6977.

Access: The owners of Southgate Close have a right of access through 108 South Street.

Factors: Redpath Bruce have been appointed as factors for the building.

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.

Purchase Procedure: We would be delighted to discuss your interest, and will reserve an apartment for you on payment of an initial deposit. Details of your solicitors will also be required, and if necessary, we will be pleased to assist you in obtaining a mortgage.

Reservations: In order to reserve the property of your choice we will require a reservation fee of £2,000 (payable by cheque) and a further £10,000 on conclusion of missives, within 14 days of reservation. This is taken as part payment of the sale price of the property and complies with the Consumer Code for Home Builders. A copy is available upon request or alternatively please visit www.consumercodeforhomebuilders.co.uk. Should the works be delayed to the extent that construction has not commenced within a period of time agreed between the seller and the purchaser, the purchaser can reserve the right to rescind from their agreement to purchase and will be refunded the reservation fee and deposit.

IMPORTANT NOTICE: Savills, their clients and any joint agents 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.

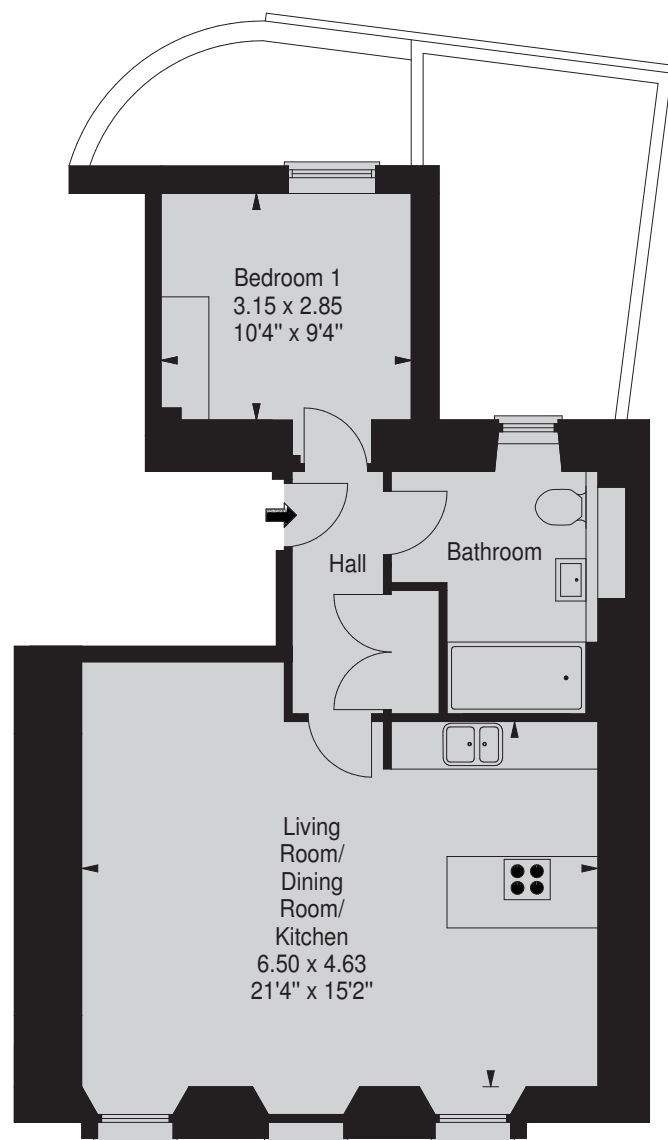
Photos taken November 2018. Brochure production January 2019.

Flat A

Gross internal area (approx)

55.93 sq.m (602 sq.ft)

For Identification Only. Not To Scale.



First Floor

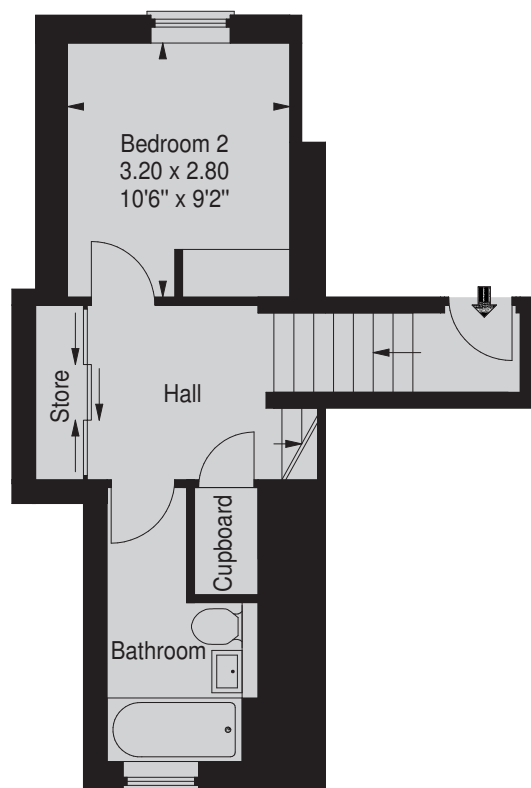


Flat B

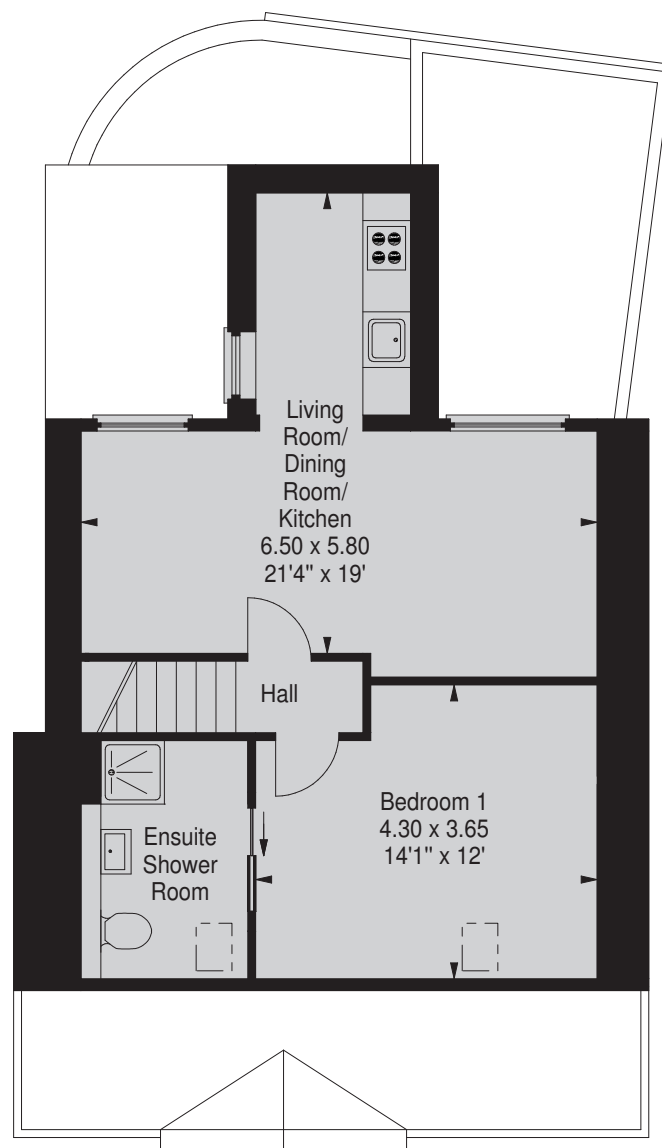
Gross internal area (approx)

77.11 sq.m (830 sq.ft)

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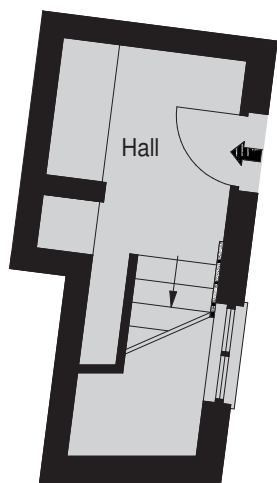


First Floor



Second Floor





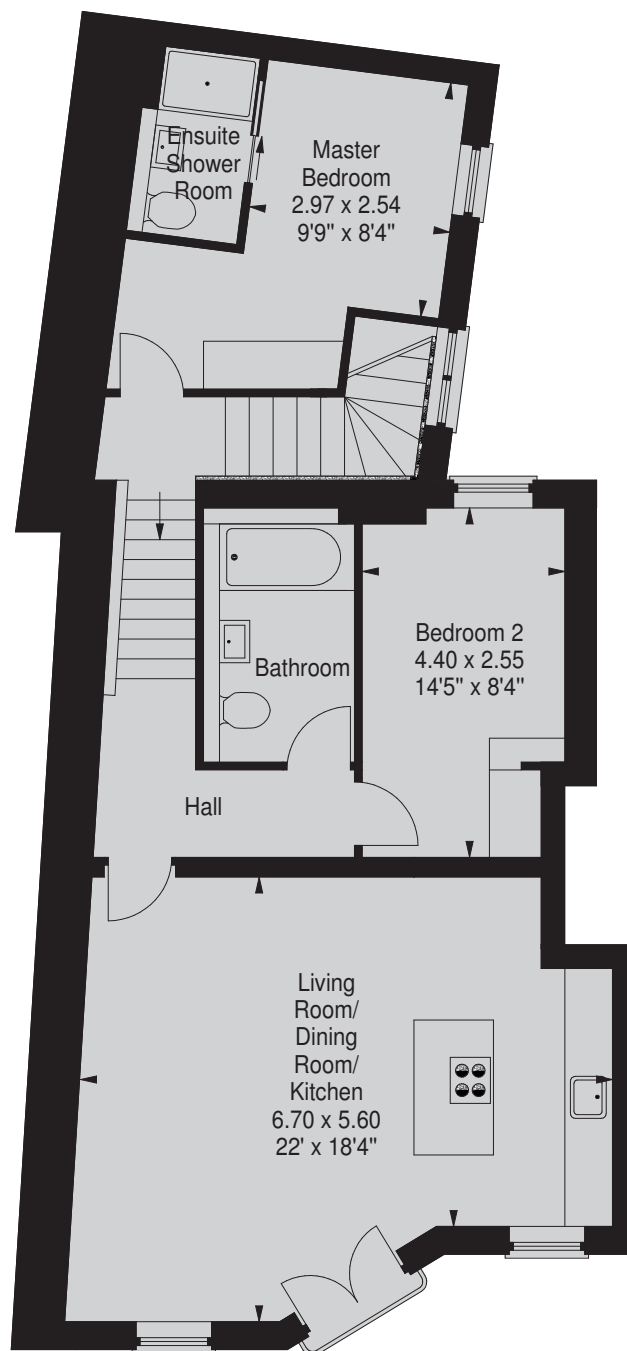
**Ground
Floor
Entrance**

Flat C

Gross internal area (approx)

92.34 sq.m (994 sq.ft)

For Identification Only. Not To Scale.



First Floor

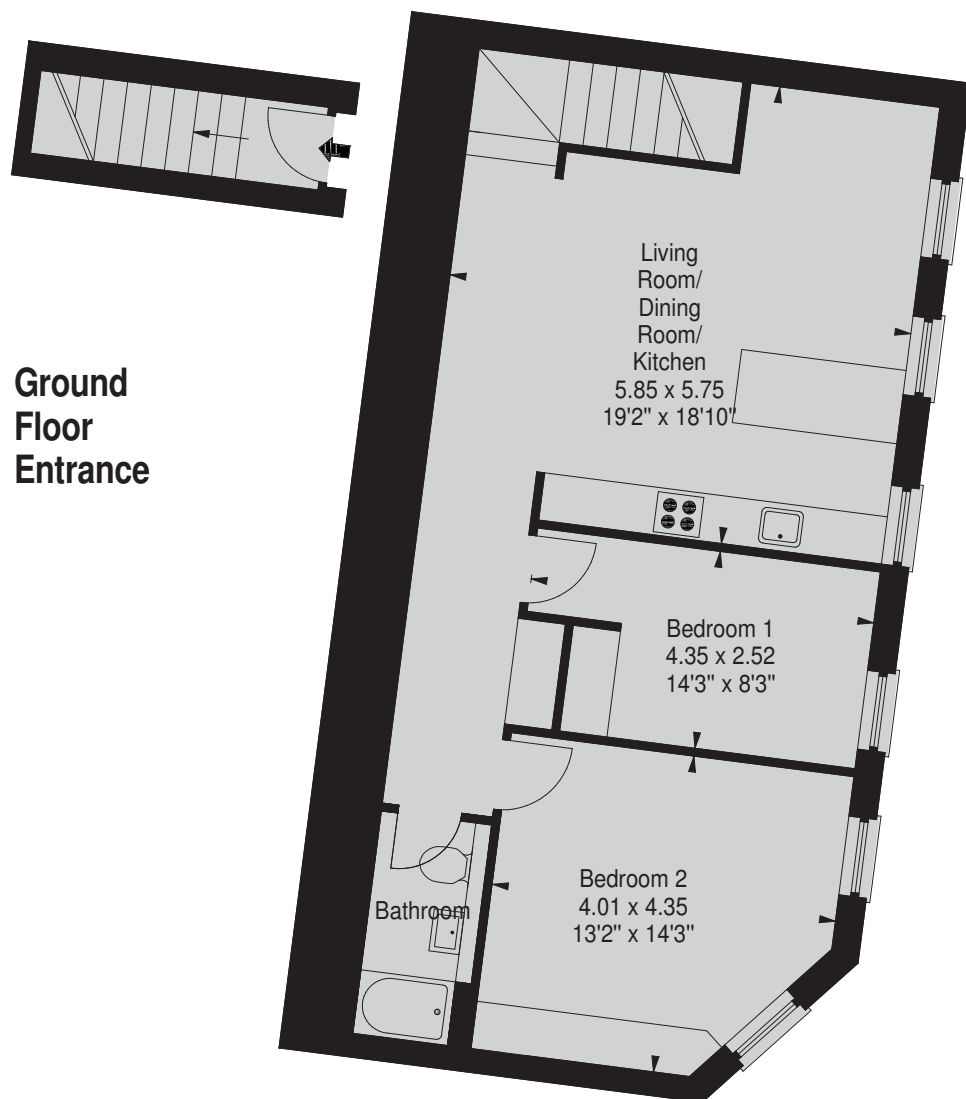


Flat D

Gross internal area (approx)

75.62 sq.m (814 sq.ft)

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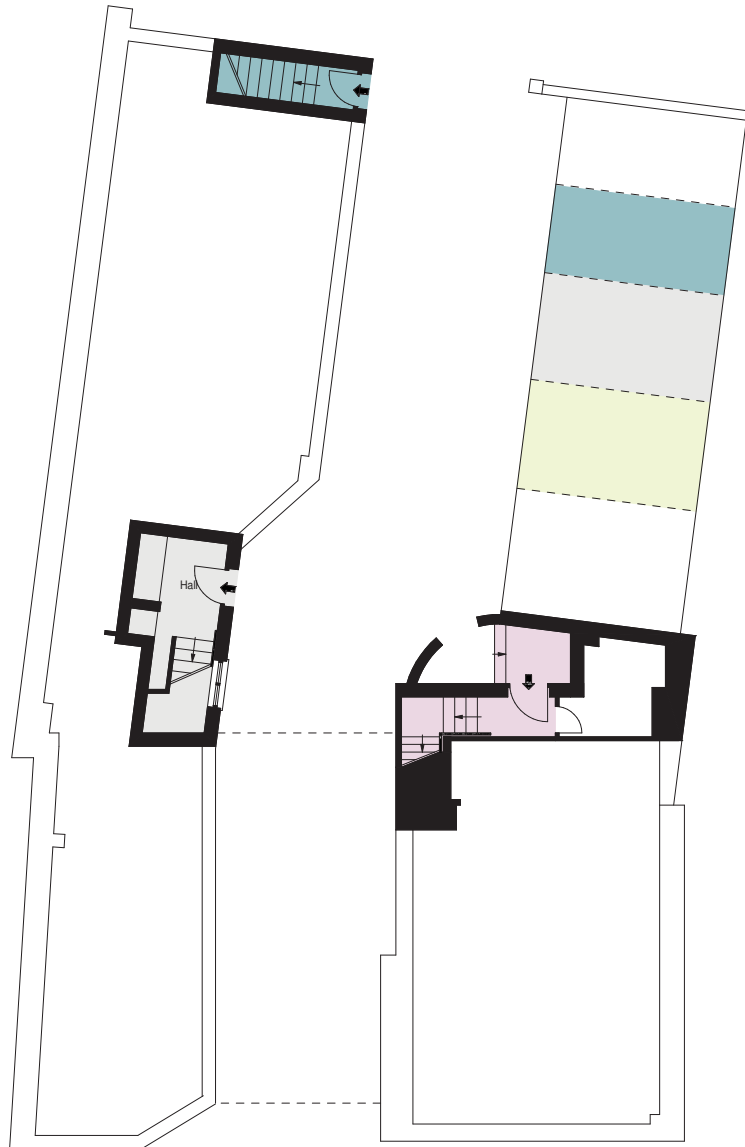
Ground
Floor
Entrance

First Floor



108 South Street

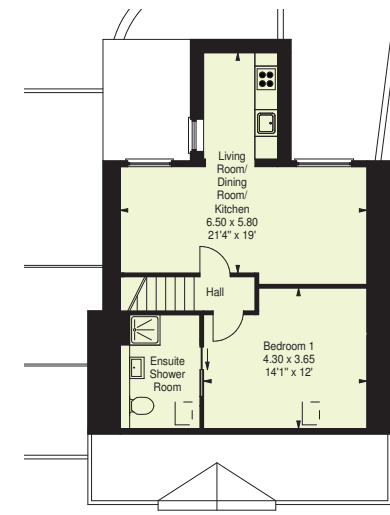
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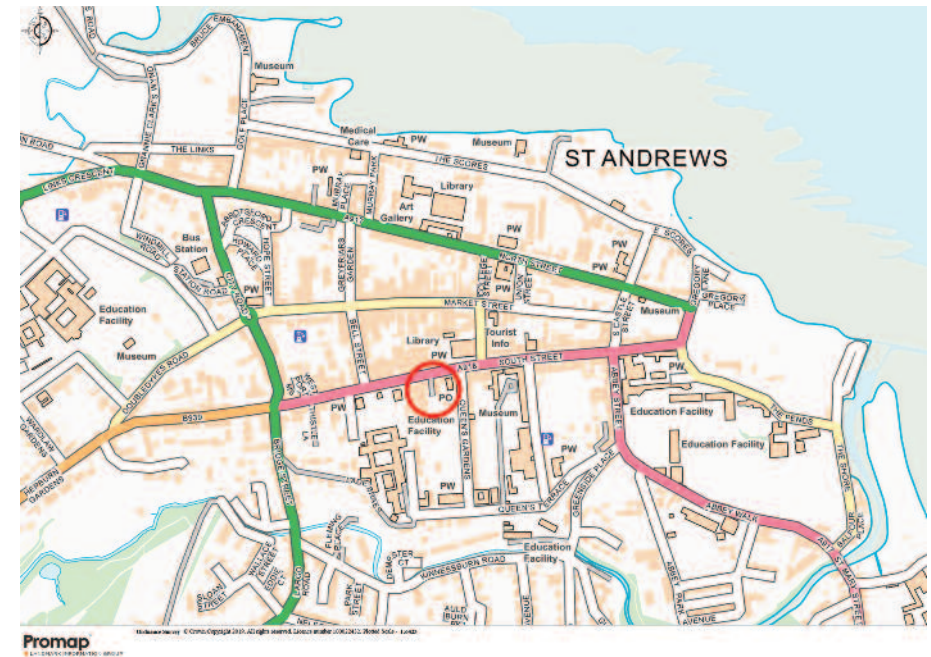
Ground Floor



First Floor



Second Floor





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