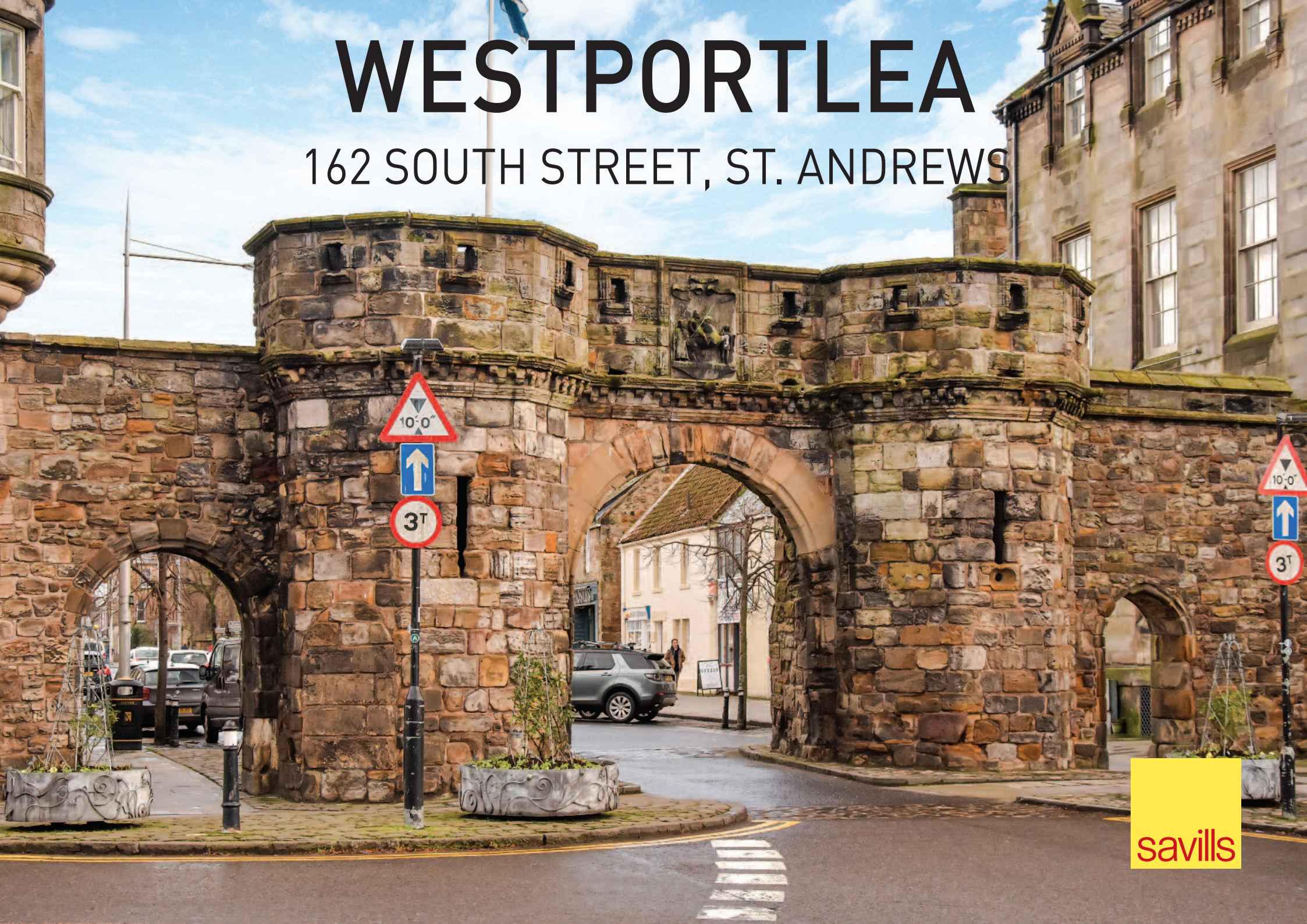


WESTPORTLEA

162 SOUTH STREET, ST. ANDREWS



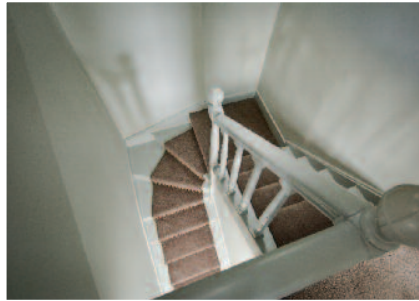
savills



WESTPORTLEA

162 SOUTH STREET, ST ANDREWS, FIFE, KY16 9EG

Newly refurbished and restored by the award-winning Eastacre



Beautifully crafted house
High quality restoration and finish
Situated in the heart of St Andrews
Accommodation over two floors
Large open plan kitchen with utility room

Accommodation

Two Double Bedrooms
Shower Room
Further Cloakroom/WC
Sitting Room
Kitchen and Utility Area

EPC = D

Savills Edinburgh
Wemyss House
8 Wemyss Place
Edinburgh EH3 6DH

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savills.co.uk

SITUATION

Westportlea, 162 South Street is situated in the heart of St Andrews. South Street sits amongst the main university buildings, as well as the bars, cafés and characterful shops of this picturesque coastal town.

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 1410. 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

Located on one of the most desirable streets in St Andrews, Westportlea, 162 South Street is a newly completed project by the multi award winning property developer, Eastacre. Eastacre are based in St Andrews and they pride themselves on delivering high quality, luxury properties in the heart of the town. Eastacre's mission of 'ultimate pride of ownership' translates into every aspect of their work, and results in spectacular finished products.

This beautifully crafted house is part of a high specification renovation of an original period building. Accommodation is set over two floors and comprises of two double bedrooms, a spacious modern and light shower room, a further cloakroom/WC, a well-presented sitting room, and a modern kitchen with a utility area. The house would lend itself well to many different uses such as buy to let, upmarket student accommodation or as a holiday house.

DIRECTIONS

Entering St Andrews on the A91 turn right off the second roundabout onto City Road (A915) and continue over the next roundabout then turn left through the arch into South Street. Westportlea, 162 South Street is located on the right hand side after approximately 50 yards.



GENERAL REMARKS

Viewings

Strictly by appointment with Savills - 0131 247 3738.

Services

Mains water, electricity, drainage and gas.

Local Authority & tax band

Fife Council tax band E.

Conservation Area and Listing

Westportlea is listed Category C and is within the St Andrews Conservation area.

Fixtures & Fittings

Westportlea is sold as seen.

Servitude rights, burdens and wayleaves

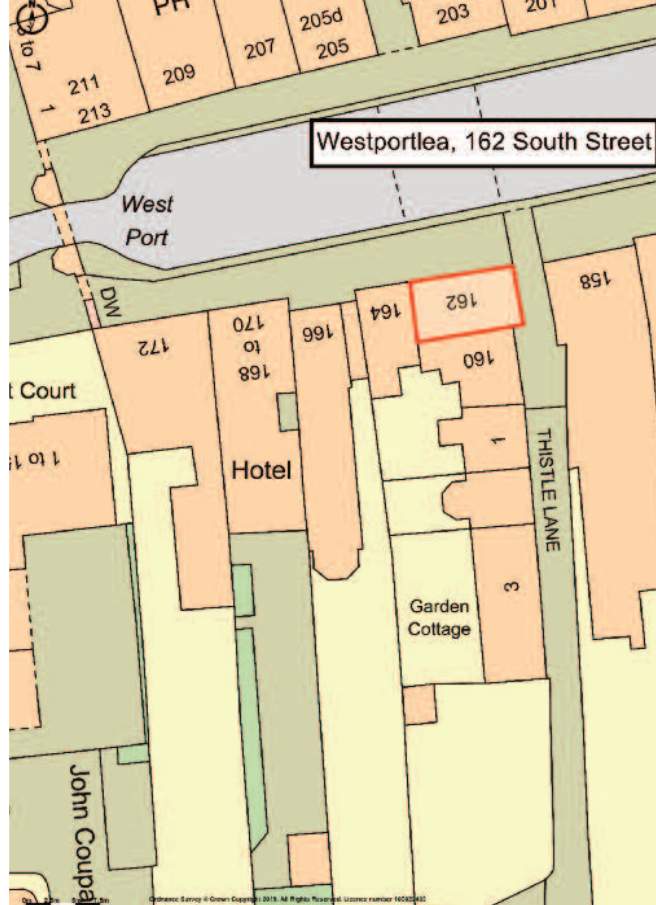
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, 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

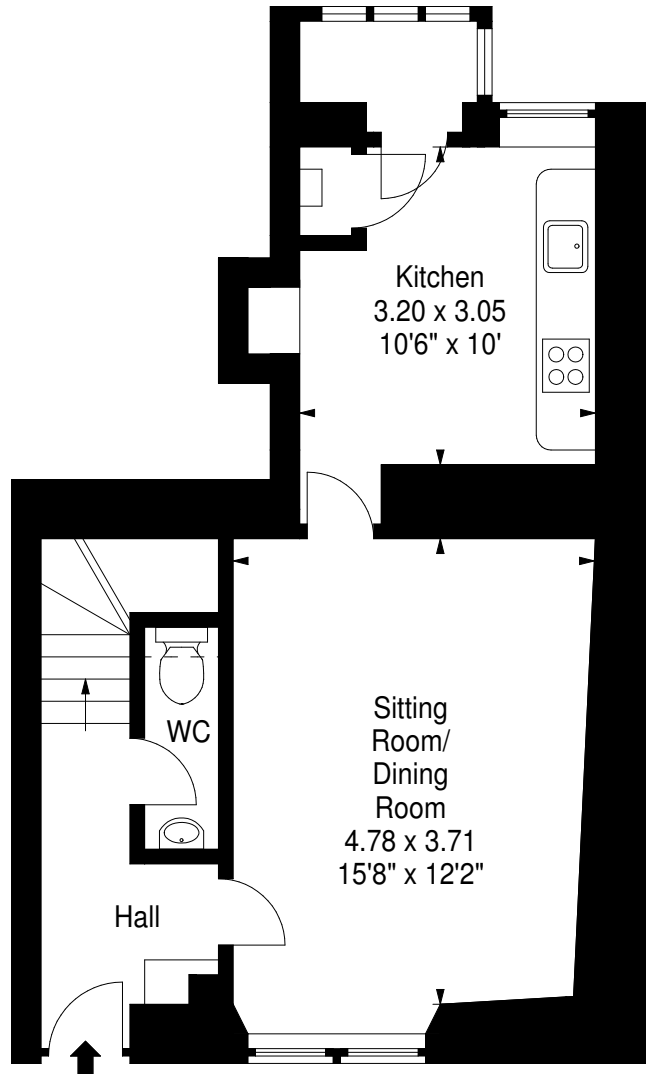
A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.



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LANDMARK INFORMATION

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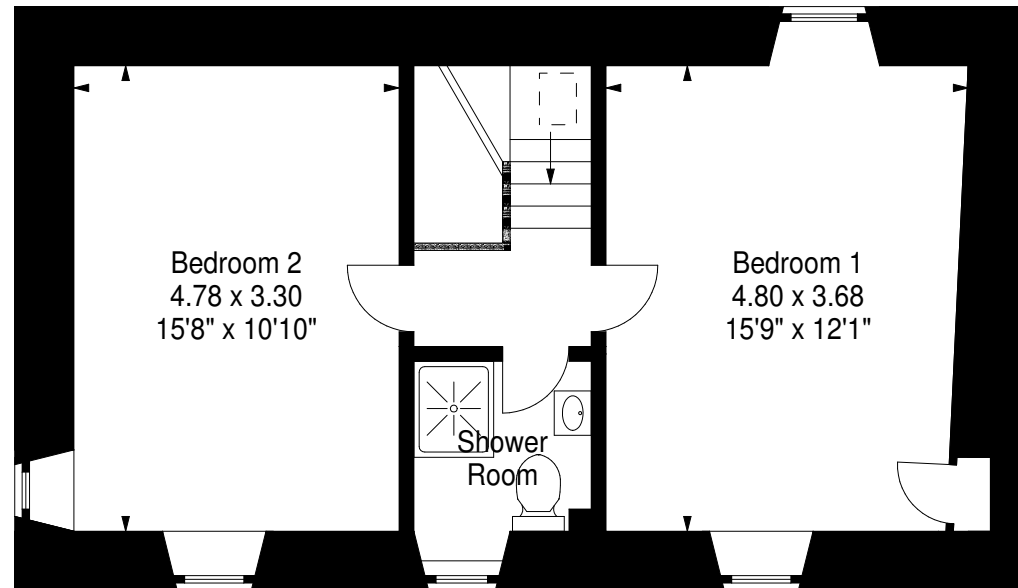


Ground Floor

Westportlea

Gross internal area (approx)
87.70 sq.m (944 sq.ft)

For Identification Only. Not To Scale.



First Floor

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, images 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. Photographs taken December 2019. Brochure prepared December 2019 Brochure Code 09.12.19



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