

KILDONAN HOUSE

4 & 4B LINKS CRESCENT, ST ANDREWS, FIFE



Kildonan House

4 & 4B LINKS CRESCENT, ST ANDREWS, FIFE, KY16 9HP

Pair of ground-floor apartments
One with private, south-facing garden



Principal parts of ground-floor of semi-detached Victorian villa

Close to world-famous Old Course

Well placed for university, shops, pubs & restaurants

Potential to reconvert into a single substantial dwelling

Private south-facing garden & shared lawn

– **4B Links Crescent** –

Sun room, sitting room, kitchen, bedroom & shower/wet room

Private, south-facing garden. Shed.

Shared lawn

EPC = C

– **4 Links Crescent** –

Sitting room, kitchen, bedroom & shower room

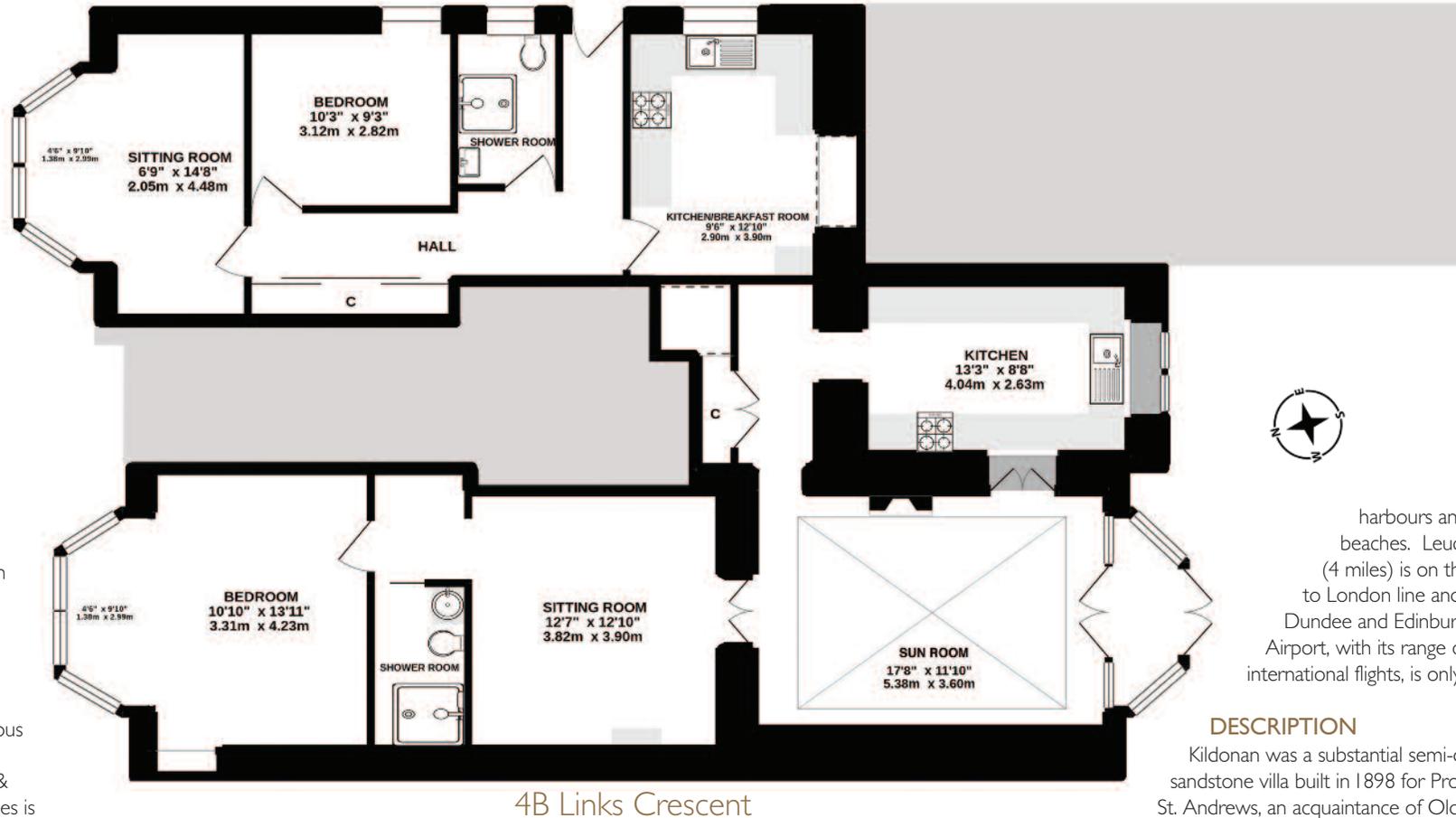
Small yard/garden beds. Shared lawn

EPC = D

Savills Edinburgh
Wemyss House
8 Wemyss Place
Edinburgh EH3 6DH
0131 247 3738
Edinburgh_countryhouses@savills.com
savills.co.uk



4 Links Crescent



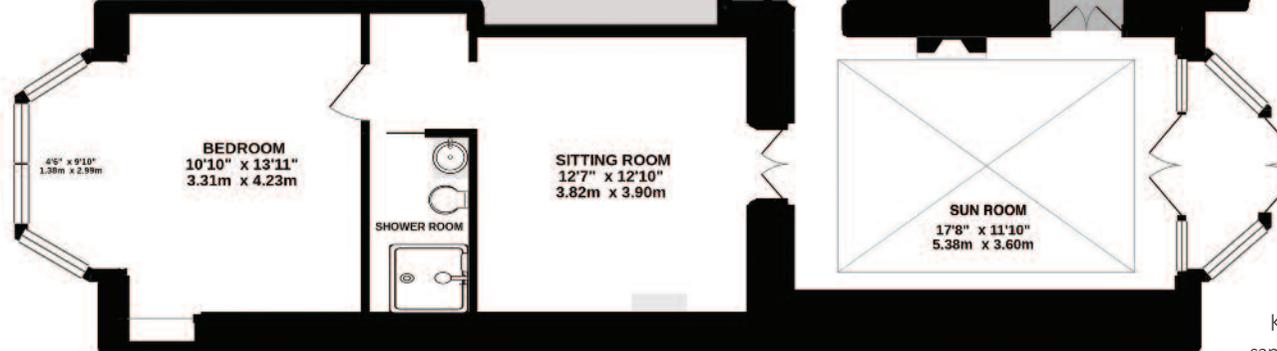
SITUATION

4 and 4B Links Crescent are situated in the row of substantial Victorian villas to the south side of the main road into St Andrews which runs parallel to The Links and the famous Old Course. The entrance to the Royal & Ancient Golf Club offices is diagonally opposite and Golf Place, the street which leads to the 18th Green of the Old Course, the Royal and Ancient Clubhouse and the West Sands Beach, is just beside.

The property is just 400 ft from the 18th fairway of the Old Course and is ideally placed for access to the other golf courses operated by The St Andrews Links Trust, as well as the West Sands beach, the university and all the shops, pubs and restaurants in North Street, South Street and Market Street. The University of St. Andrews is one of the oldest in Britain (founded in 1413) and attracts students from all over the world.

St Andrews is renowned worldwide as 'the home of golf'. There are now seven golf courses at St Andrews including the Old Course,

4B Links Crescent



regular host to the Open Championship which will next be staged there in 2022. There are many other golf courses in the area including two courses at St Andrews Bay, The Dukes Course, Kingsbarns, Crail and Elie.

The Royal Burgh of St Andrews has several primary schools and good state secondary schooling at Madras College and private co-educational schooling at St Leonards. Dundee High School is within easy reach. The town has a good range of shops, hotels, restaurants and supermarkets, a cinema and the Byre Theatre.

Beyond St Andrews is the East Neuk of Fife with its spectacular coastline which boasts fishing villages built around picturesque

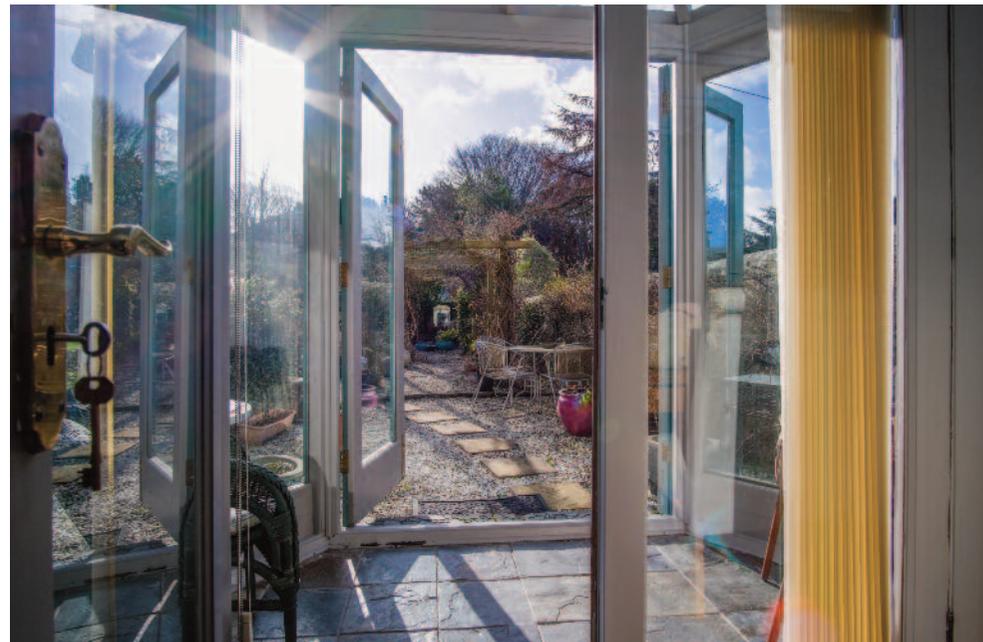
harbours and sandy unspoilt beaches. Leuchars railway station (4 miles) is on the main Aberdeen to London line and connects to Dundee and Edinburgh. Edinburgh Airport, with its range of domestic and international flights, is only 50 miles away.

DESCRIPTION

Kildonan was a substantial semi-detached Victorian sandstone villa built in 1898 for Provost Murray of St. Andrews, an acquaintance of Old Tom Morris. Kildonan was subdivided in the late 1940s into three flats – Nos 4, 6 & 8. No. 4, which comprised the whole ground-floor, became known as Kildonan House.

Kildonan House was subdivided into two flats (4 and 4A) in the early 1970s with No. 4 being retained by the current owners. No.4 was then subdivided into separate flats – 4 and 4B – in 1989. It could easily be reconverted into a substantial single dwelling (subject to the necessary local authority consents).

4B has its own private, established south-facing garden. The lawn (or drying green) is shared by both flats and by Flat 4A. 4 & 4B Links Crescent are available to purchase together or separately.



4B LINKS CRESCENT

Flat 4B has the benefit of being private, secluded and south-facing with its own large garden.

The accommodation extends to 850 sq ft / 79m² and is enhanced by the feature of a sun room with a window opening into the kitchen and a vestibule outside. The sun room has a flagstone floor, exposed stone inner wall with fireplace and glazed roof.

Off the sun room is an inner hall with a deep storage cupboard off and the kitchen. The kitchen is well fitted with black floor tiles and white cupboards, a breakfast bar, gas hob, double wall ovens, dishwasher, washing machine and sink.

Behind the sun room glazed double doors lead to a sitting room with an electric fire on a raised hearth. The bedroom has a bay window and a recessed cupboard with shelves below. Both rooms have traditional ornate cornices. There is a shower/wet room with shower compartment with electric shower, wash basin and WC. A small study area is situated between the sitting room and the bedroom.

Outside is a semi-paved terrace, a rock garden with water feature. The private ownership forms a U shape around the lawn or drying green which is shared with 4 and 4A. There is a garden shed in the corner.



— 4B Links Crescent —





4 LINKS CRESCENT

4 is a more modest flat extending to 529 sq ft / 49m². It has an entrance corridor and hall with mirror-fronted wardrobes/storage. The sitting room has a bay window and wooden floor. There is a bedroom and a shower room.

The kitchen is well fitted with floor and wall cupboards, a cooker with gas hob, a dishwasher and washing machine.

The flat has use of the lawn or drying green which is shared with 4A and 4B and enjoys its own garden beds on both sides of the entrance pathway. It is currently let with vacant possession being available in June.



– 4 Links Crescent –

DIRECTIONS

Driving into St Andrews on the A91 Kildonan House, (nos 4 & 4B Links Crescent), is on the right hand side directly opposite The Rusacks Hotel.

Go through the pedestrian gate and down the side of the house. No 4 is the first door. Continue past 4A (which is no longer owned by the sellers) around into the garden to reach the entrance to 4B.

GENERAL REMARKS

Viewings

Strictly by appointment with Savills - 0131 247 3738.

Solicitors

Chris Todd, Lindsays
Seabraes House
18 Greenmarket
Dundee DD1 4QB
Tel: 01382 224112
Email: ChrisTodd@lindsays.co.uk

Services

Mains water, electricity, gas and drainage. Central heating from gas fired boilers.

Conservation area

4 & 4B Links Crescent are in the St Andrews Conservation Area.

Local Authority

4 & 4B Links Crescent are both in Fife Council Tax band D.

Fixtures and Fittings

The standard fixtures and fittings are included in the sale price and some contents may be available by separate negotiation.

Planning

Rusacks Hotel is currently building an extension over its car park, on The Links' side of the hotel.

Access

Flats 4, 4A and 4B all have access over the communal footpath through the front garden. The upper flats (6 & 8) have access to the shed and bin storage areas to the left of the footpath.

Servitude rights, burdens and wayleaves

The properties are 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(s) 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.

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.

Photographs taken 2021

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Savills Edinburgh

Wemyss House

8 Wemyss Place

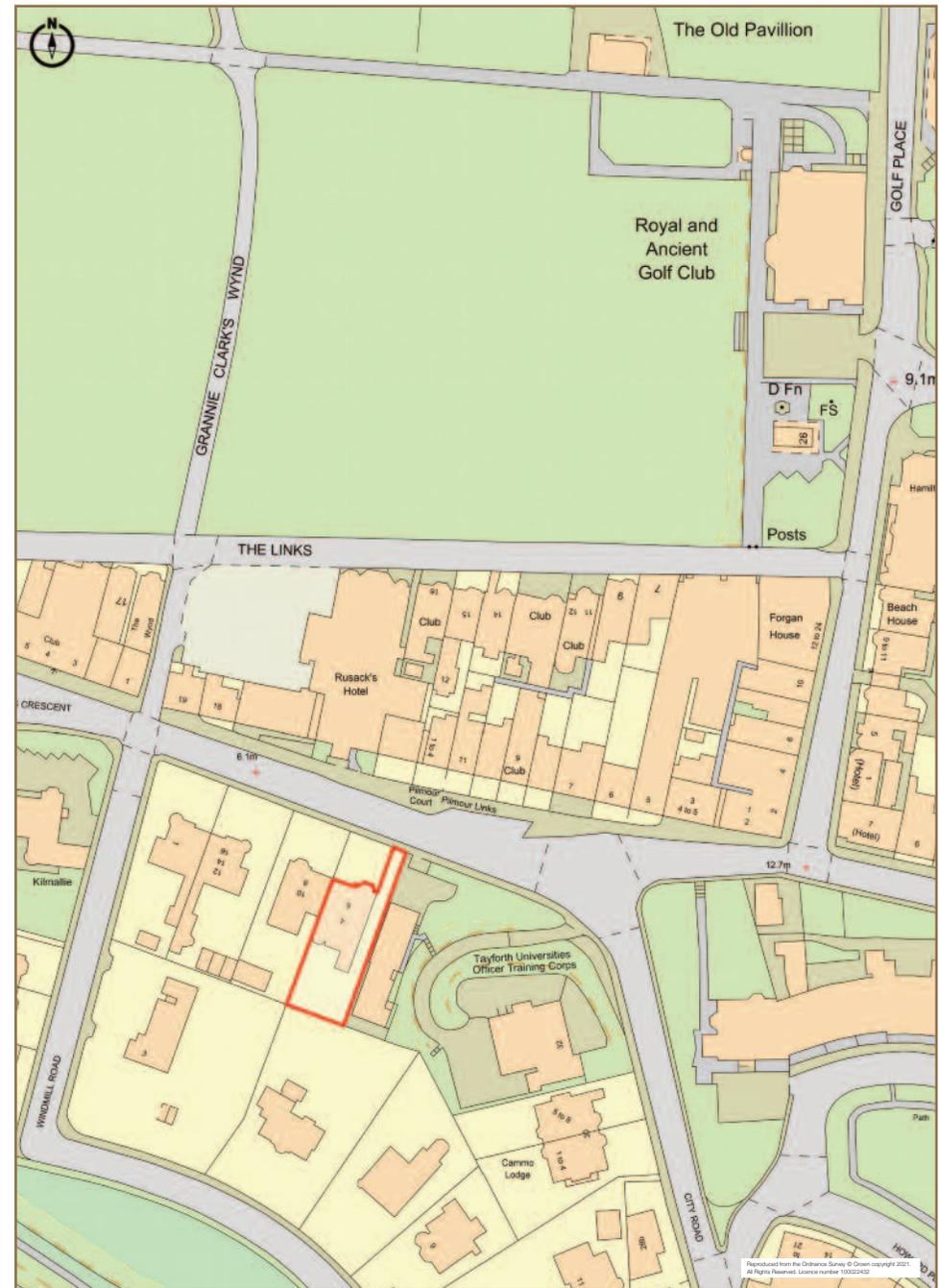
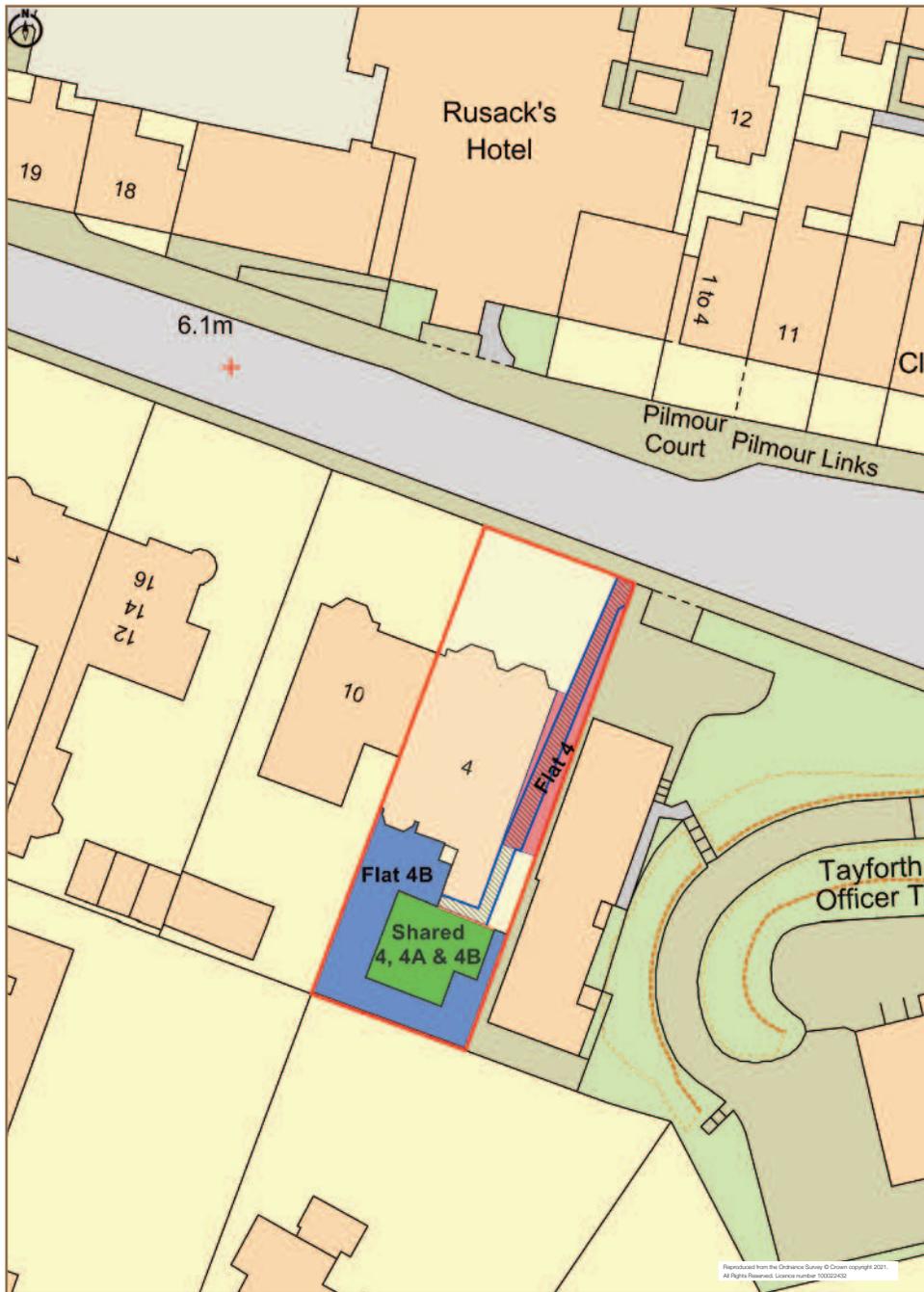
Edinburgh EH3 6DH

0131 247 3738

Edinburgh_countryhouses@savills.com

savills.co.uk





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