



FLAT 4 10 LINKS CRESCENT, ST ANDREWS, FIFE





FLAT 4

10 LINKS CRESCENT, ST ANDREWS, FIFE KY16 9HP

REFURBISHED FLAT IN PRIME ST ANDREWS SETTING

Fully upgraded flat in annexe of Victorian villa

Ground and first floor. Own front door

New kitchen & shower rooms. Solid oak flooring

Close to world famous Old Course

Well placed for university, shops, pubs and restaurants



Hall, Living Room and Kitchen

Principal Bedroom with En Suite Shower Room

Bedroom 2, Shower Room

Shared Grounds, Own Green

EPC = D



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DIRECTIONS

Driving into St Andrews on the A91, 10 Links Crescent, is on the right hand side directly opposite The Rusacks Hotel.

Go down the drive to the side of the house to reach the front door to Flat 4.

SITUATION

10 Links Crescent is 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 West Sands beach, is just beside.

The property is within 150 yards of the 18th fairway of the Old Course and the 17th green can be seen from the front gates. It is well placed for access to all the golf courses operated by The St Andrews Links Trust, as well as 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, 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 Fairmont, St Andrews Bay, The Dukes Course, Kingsbarns, Dumbarnie, Crail and Elie.

The Royal Burgh of St Andrews has several primary schools and 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

Flat 4, 10 Links Crescent is a ground and first floor flat in a stone built annexe behind a Victorian villa. The property has been fully refurbished and redecorated with solid oak flooring throughout the ground floor. A new kitchen and shower rooms have been installed.

The front door gives access to a hall with the living room off. It has a fireplace with a multi fuel stove and recessed shelves with a cupboard below.

Opposite the living room is the new fitted kitchen with Baumatic microwave and oven, Bosch gas hob with extractor fan above, Belfast sink, integrated fridge, dishwasher and washing machine. Worcester boiler.

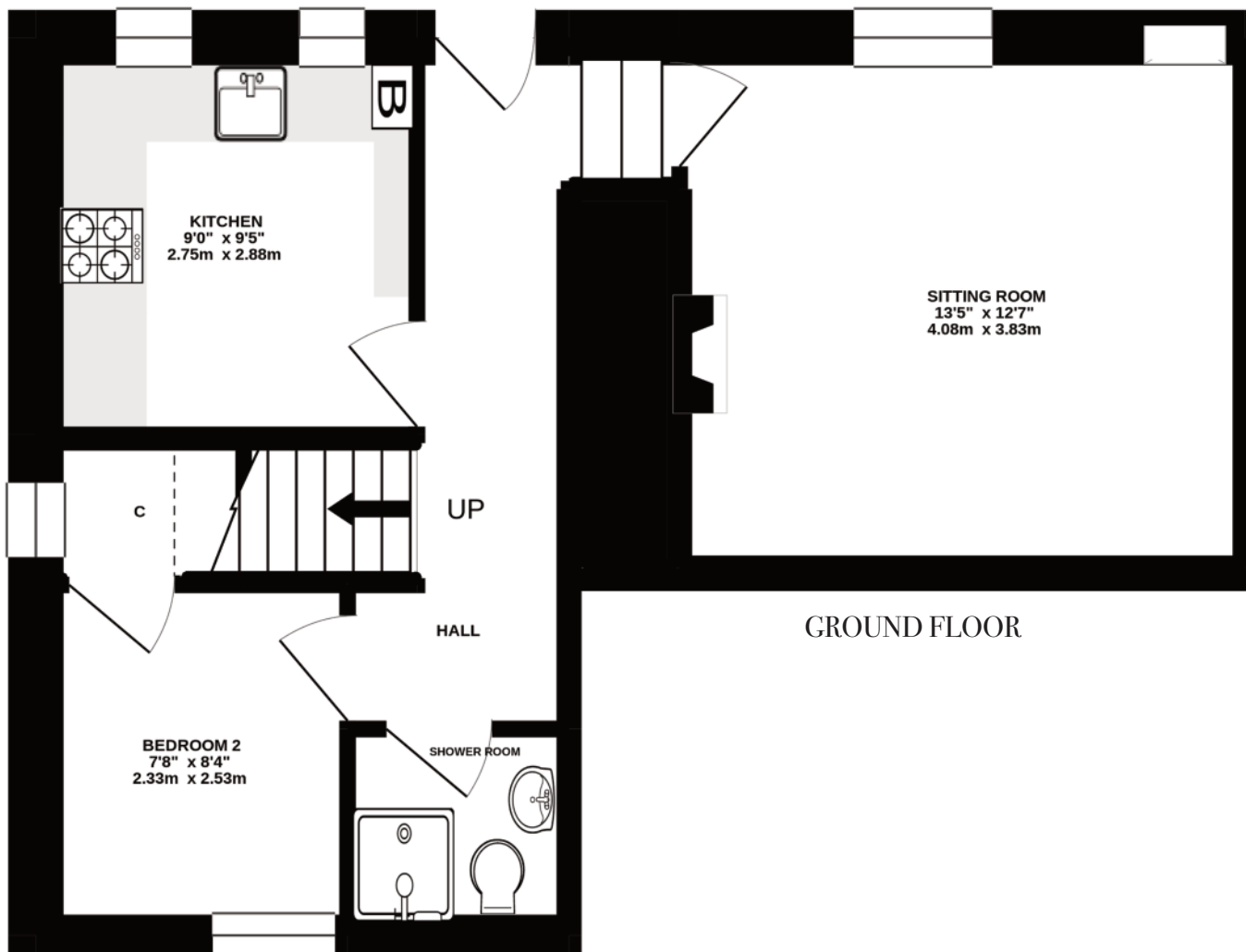
At the end of the hall is a bedroom with under stairs cupboard and a shower room with a Mira shower, WC and washbasin.

Stairs lead up to the south facing principal bedroom which has a built in wardrobe and an en suite shower room with a shower, WC and washbasin.

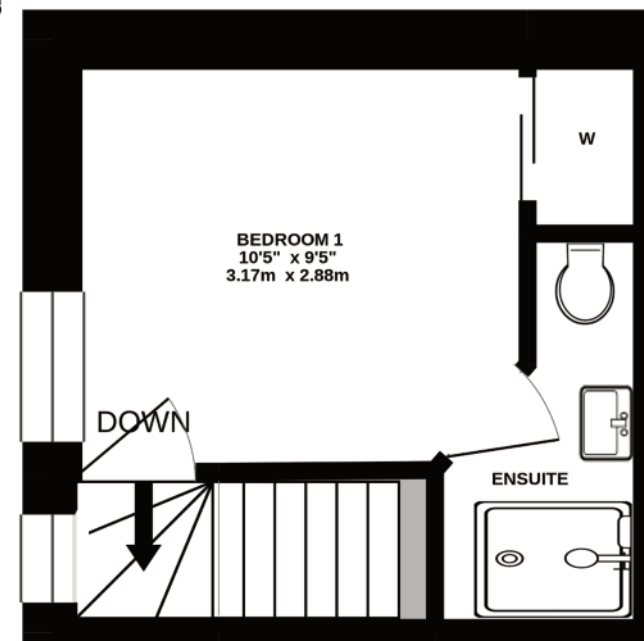
OUTSIDE

The grounds are shared with the other flats in 10 Links Crescent. Flat 4 has its own small green to the side.

There are three garages which belong to other flat owners but no garage or dedicated parking space is allocated to Flat 4.



GROUND FLOOR



SECOND FLOOR

FLOORPLANS

Approximate Gross Internal Area

615 ft² – 57.1 m²

GENERAL REMARKS

Viewings

Strictly by appointment with Savills - 0131 247 3738.

Solicitors

Aberdein Considine, 18 Waterloo Street, Glasgow, G2 6DB

Tel: 0141 227 8200 Email: bcrearie@acandco.com

Services

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

Conservation area

10 Links Crescent is in the St Andrews Conservation Area.

Local Authority & tax band

Flat 4, 10 Links Crescent is in Fife Council Tax band E.

Fixtures & Fittings

The contents are available to be bought by separate negotiation.

Planning

Rusacks Hotel is currently building an extension on the golf course side of the hotel.

Servitude rights, burdens and wayleaves

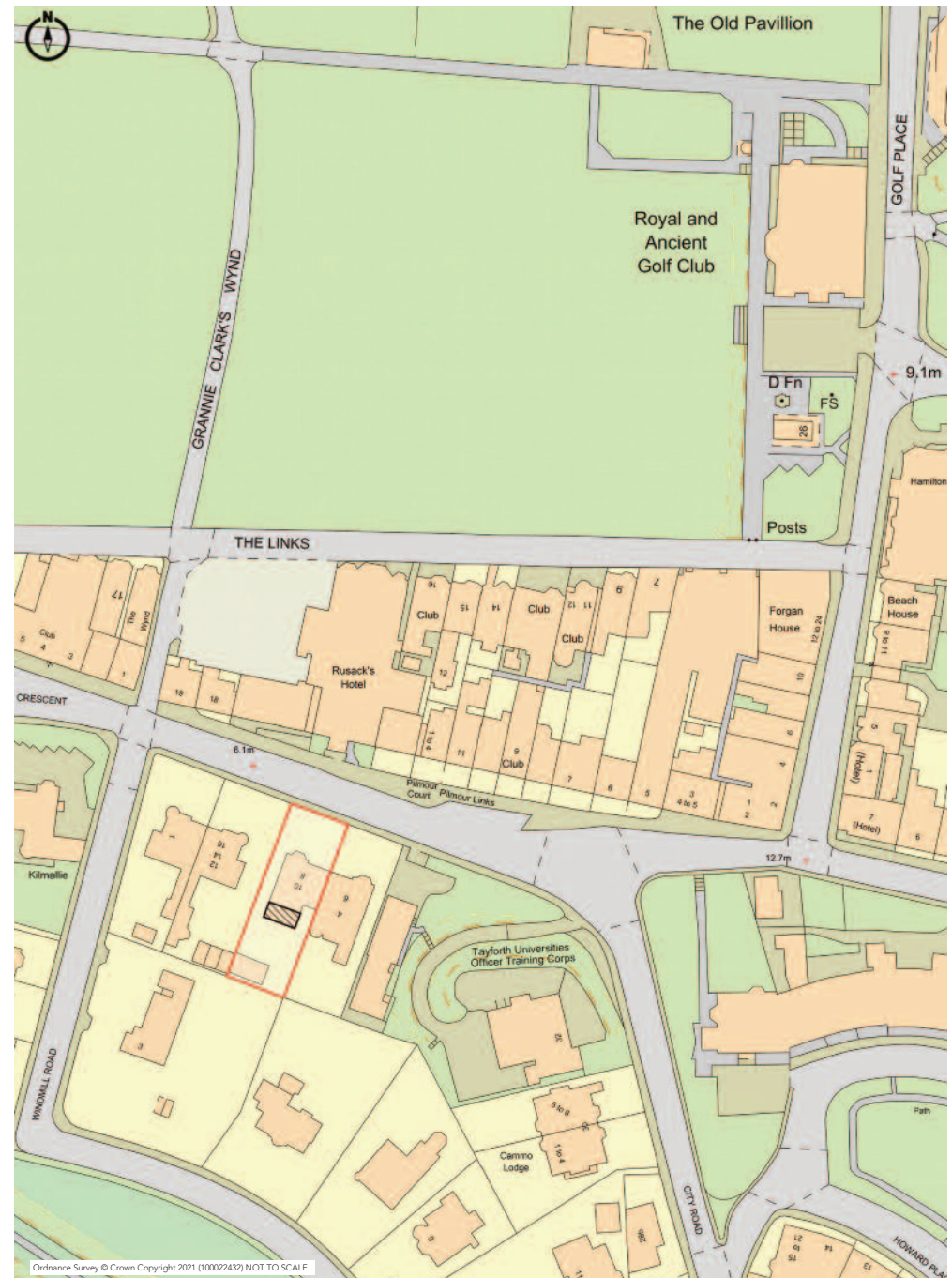
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes,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

Wemyss House

8 Wemyss Place

Edinburgh EH3 6DH

Edinburgh_countryhouses@savills.com

Tel: 0131 247 3738

