



Abbotsford Cottage ST ANDREWS, FIFE



Abbotsford Cottage

ABBOTSFORD PLACE, ST ANDREWS, FIFE, KY16 9HQ

Cottage with garden & parking in private,
central location

Wing of adjoining house

Period core with 1980s extension

Potential to upgrade

Close to Old Course and West Sands beach

Well placed for university, shops and restaurants

Conservatory, inner hall / dining room

Drawing room. Kitchen

Principal bedroom with dressing room & shower room

Bedroom 2. Bathroom

Lovely enclosed garden. Drying green & shed

Private parking space

EPC = D

Savills Edinburgh

8 Wemyss Place

Edinburgh EH3 6DH

Tel: 0131 247 3738

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[savills.co.uk](https://www.savills.co.uk)

DIRECTIONS

Driving into St Andrews on the A91 continue straight on at the roundabout. Abbotsford Place is the lane on the right, shortly after Abbotsford Crescent. Follow the lane around the corner and continue to the private parking spaces. The space allocated to Abbotsford Cottage is clearly signposted.

The entrance to Abbotsford Cottage is through the gate signposted to Southern Lodge. Abbotsford Cottage owns the path which leads into its garden.

SITUATION

Abbotsford Place is a private lane set back from Albany Place / North Street which is on the main route into St Andrews. There are gardens to the south with the individual gardens of Greyfriars Garden running immediately behind Abbotsford Cottage.

It is a quiet, almost hidden, setting in one of the most popular locations in St Andrews. Golf Place is close by which is the street which leads to the 18th Green of the Old Course, the Royal and Ancient Clubhouse and onto the West Sands beach.

The property is ideally placed for access to all the golf courses operated by The St Andrews Links Trust, as well as the West Sands beach, the university and for 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 St Andrews Bay, The Duke's Course, Kingsbarns, 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

Abbotsford Cottage was originally the matron's house of the old maternity hospital next door (Southern Lodge) which dates from the 1800s. Southern Lodge is now a private dwelling and Abbotsford Cottage has been in separate ownership for many years.

The core of the house is the original, stone built wing which comprises a lovely drawing room with a bay window. An extension was added in the 1980s to the side and rear which provides the hall, bedroom and bathroom accommodation.

The accommodation now extends to over 1,100 ft² which is all on one floor. The tiled entrance hall is bright and light with a fully glazed front and a cupola above. The inner hall has a coat cupboard and area for a dining table.

The drawing room has a stone fireplace with a stove and a bay window. Also off the hall is a linen cupboard and a bathroom. The kitchen is to the rear with a full wall of cupboards and a galley kitchen area with a sink and electric cooker. There is a door out to the drying green.

Bedroom 1 has a bay window to the west and a sliding door to a dressing room with built in cupboards. There is a long dressing table with a wash basin. Off this is a separate shower room. Bedroom 2 has a built in cupboard.

The original part of the house has a large roof void and there may be potential to reconfigure and extend the accommodation subject to obtaining all the necessary local authority consents.

GARDEN

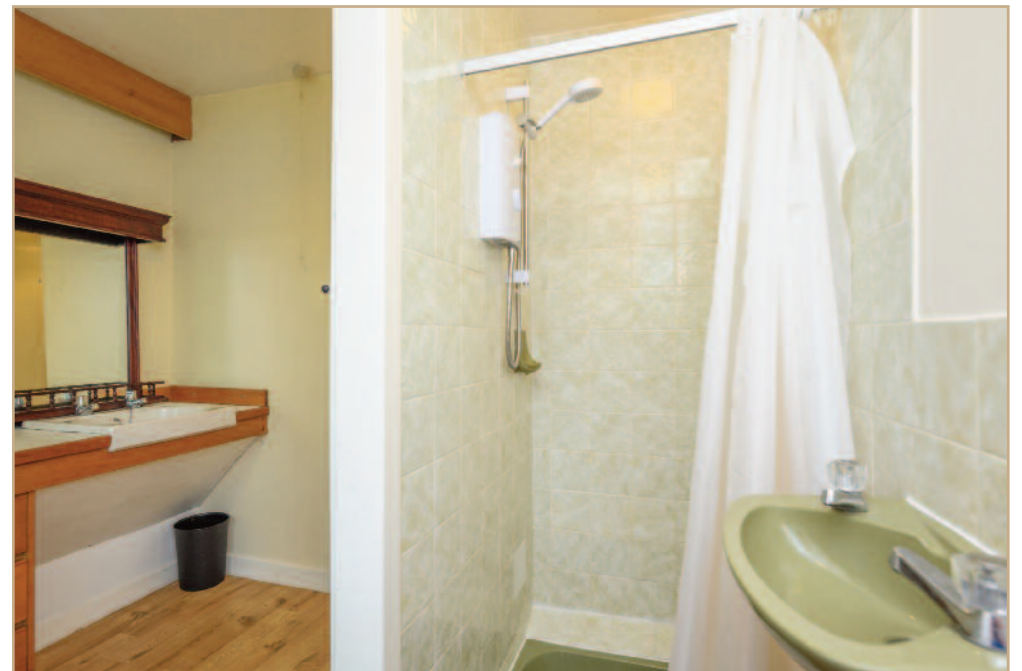
The garden to Abbotsford Cottage lies mainly to the west of the house where there is a paved terrace and lawn. There are azaleas and a shrub bed. To the east of the house is a drying green outside the kitchen door. There is a lean to shed with felt roof in the corner.

PRIVATE PARKING SPACE

In front of the property, beyond the neighbour's garden, is a private car park with 11 spaces for the surrounding houses. The space for Abbotsford Cottage is the third along and is clearly marked.

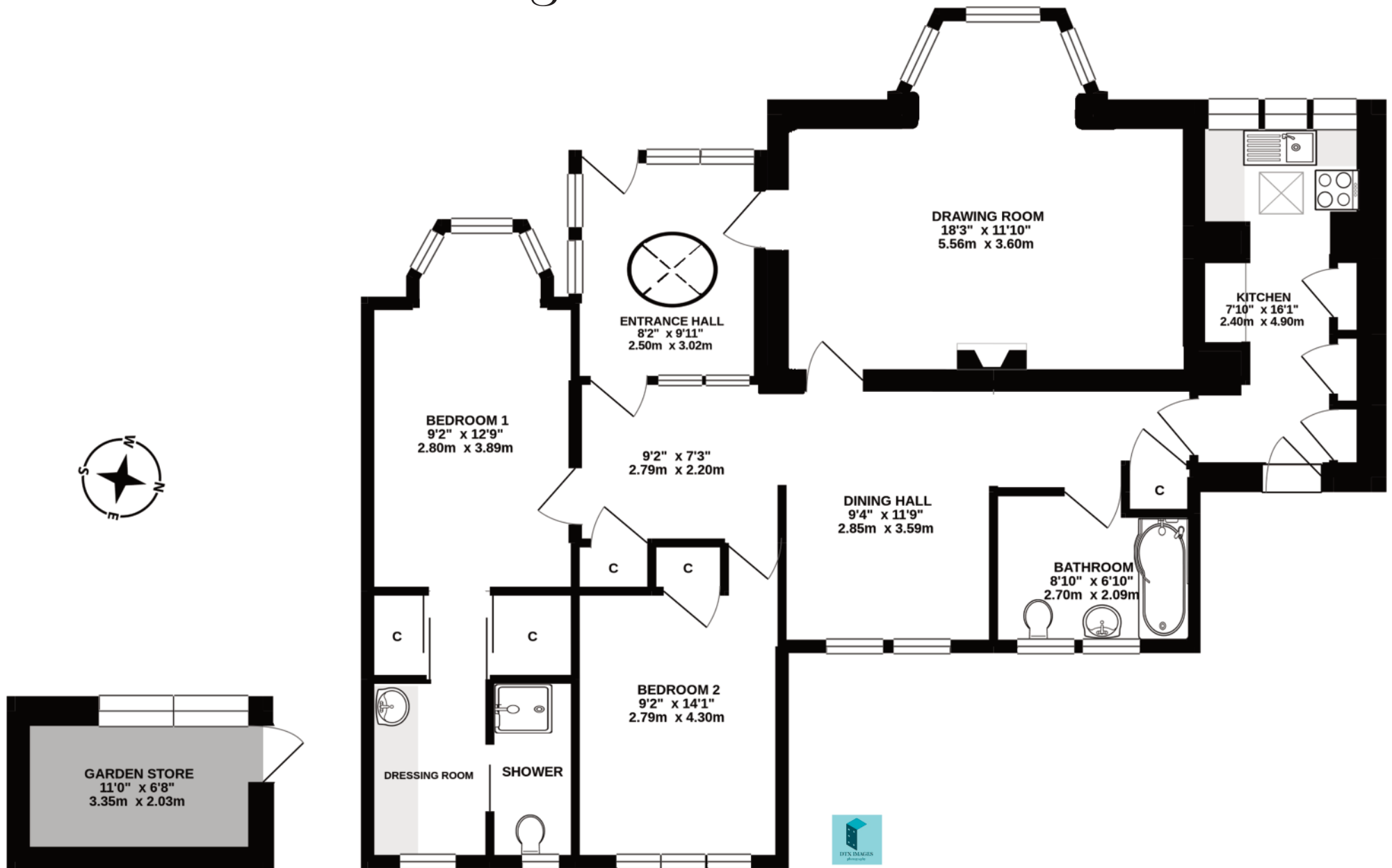
The proprietors share the costs of maintaining the access road and these spaces which cannot be sold separately to the houses that own them.







Abbotsford Cottage



GENERAL REMARKS

Viewings

Strictly by appointment with Savills - 0131 247 3738

Solicitors

Thorntons, Kinburn Castle, St Andrews KY16 9DR

Tel: 01334 477107

gleckie@thorntons-law.co.uk

Services

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

Conservation Area

Abbotsford Cottage is in the St Andrews Conservation Area.

Local Authority & Tax Band

Abbotsford Cottage is in Fife Council Tax band F.

Fixtures and Fittings

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

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.

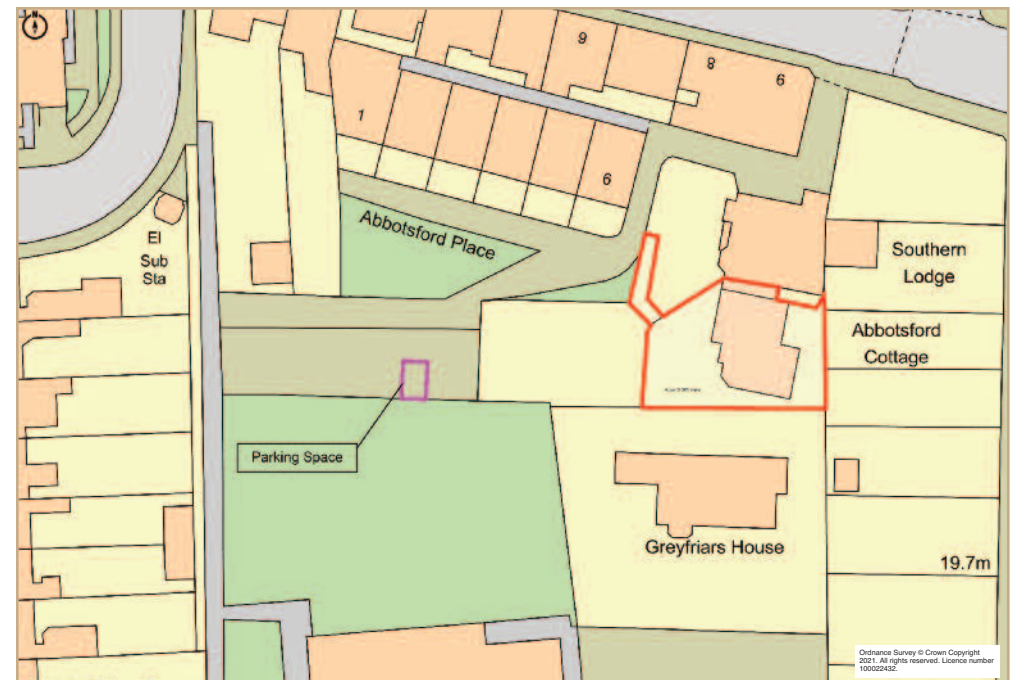
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