



3 HOWARD PLACE

ST ANDREWS, FIFE







3 HOWARD PLACE

ST ANDREWS, FIFE, KY16 9HL

Superbly finished Ground and Garden Flat

Top quality fittings throughout

Flexible accommodation

Prime, central St Andrews location

Close to university, shops, restaurants, magnificent beaches
and world famous Old Course

Savills Edinburgh

Wemyss House

8 Wemyss Place

Edinburgh EH3 6DH

0131 247 3738

edinburgh_countryhouses@savills.com

Ground Floor

Hall • Drawing room (with wall bed) • Kitchen

Bedroom with en suite shower room & separate bathroom

Lower Ground Floor

Hall with galley kitchen • Living room

2 bedrooms with en suite shower rooms & separate WC

Front courtyard with outside store • Rear courtyard with store

Long, west facing, terraced garden, accessed from both levels

EPC = D



savills.co.uk

DIRECTIONS

Driving into St Andrews on the A91, turn right at the mini roundabout onto the A915 (City Road). Turn left at the next roundabout (beside the church) and left again into Howard Place. 3 Howard Place is halfway along on the left hand side.

SITUATION

- 3 Howard Place has a wonderful setting in the centre of the historic town of St Andrews.
- Howard Place, Hope Street and Abbotsford Crescent's Edinburgh style terraces, unique in St Andrews, are arranged around a central garden which is shared by the proprietors. The property is a short walk from the Royal and Ancient Golf Club and the world famous Old Course.
- St Andrews is renowned worldwide as the 'Home of Golf'. There are seven golf courses run by the Links Trust and other golf courses nearby include the Duke's Course, two courses at St Andrews Bay and Kingsbarns. The West Sands Beach featured in the film Chariots of Fire.
- The town is also well known for its university which is the oldest university in Scotland founded in 1413. There is state schooling at Madras College, private schooling at St Leonards and The High School of Dundee is within easy reach.
- St Andrews is a coastal town which has an excellent variety of shops, hotels, restaurants, recreational and cultural facilities. To the south, the East Neuk of Fife stretches along 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 services to Dundee and Edinburgh. Edinburgh Airport is 50 miles away and Dundee Airport is 15 miles.

DESCRIPTION

3 Howard Place is a superbly finished ground and lower ground floor flat in a handsome Victorian terrace. It has a lower ground courtyard in front and a long, west facing, terraced garden behind.

The property is a single dwelling and pays a single council tax but has flexible accommodation. A door can be shut off to separate the two floors with kitchen and laundry facilities at both levels. A balcony leads from the drawing room on the ground floor to the terraced garden and looks over a large courtyard outside the lower ground floor.

The property has been fully refurbished by the present owners and is in excellent decorative condition with high quality fittings throughout.

GROUND FLOOR

Access via own front door from shared vestibule with 3A to hall with stairs down to the lower ground floor. Entrance hall with cupboards containing washing machine, tumble dryer and hot water cylinder. Deep, horizontal golf club cupboards. Fully tiled shower bath.

Principal bedroom with built in wardrobes and working shutters. Half tiled en suite shower room.

Drawing room with stone fireplace and built in cupboards concealing pull down bed. Recessed bookshelves. Half glazed door to balcony, restored Victorian walkway with steps to garden.

Kitchen with black granite work tops. AEG cooker with double oven and induction hob. Integrated dishwasher, fridge freezer. Sink.

LOWER GROUND FLOOR

The lower ground floor is accessed by a door from the front courtyard or by internal stairs from the ground floor. The front courtyard has two outside stores, one of which is owned by the property. There is a utility room to the left of the entrance hall with washing machine and tumble drier.

The main hall has a galley kitchen under the stairs with a four oven gas AGA, sink, fridge freezer and integrated dishwasher. The sitting room adjoining has a built in cupboard with shelves above and a half glazed door to the garden. Utility room, kitchen and sitting room are paved with Limestone flagstones.

The bedroom to the front is entered via a vestibule with storage cupboard and has under window drawers and an en suite shower room. The bedroom to the rear is entered down a short passage beyond the separate WC. It has a built in linen cupboard and en suite shower room.

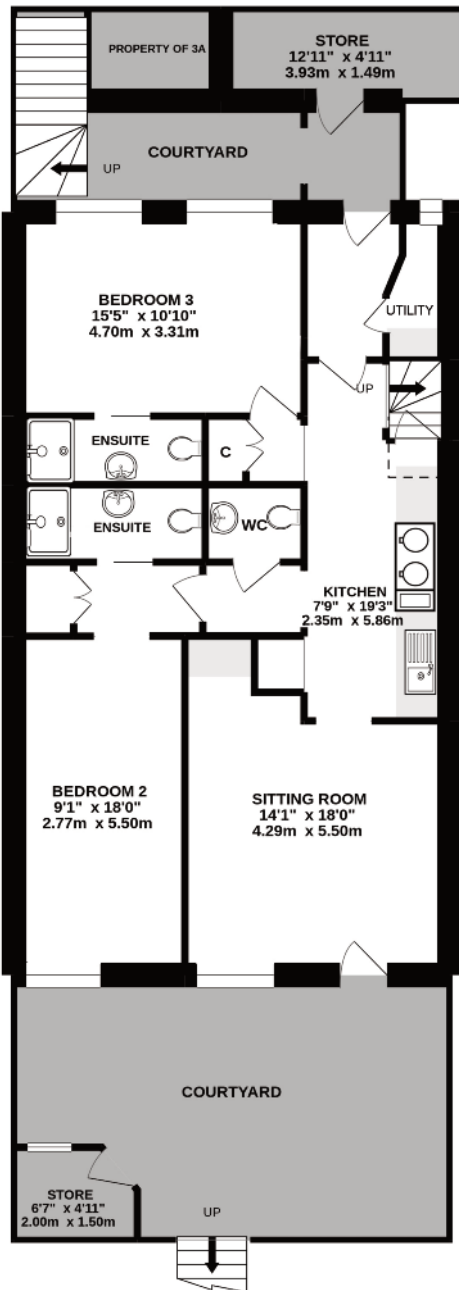




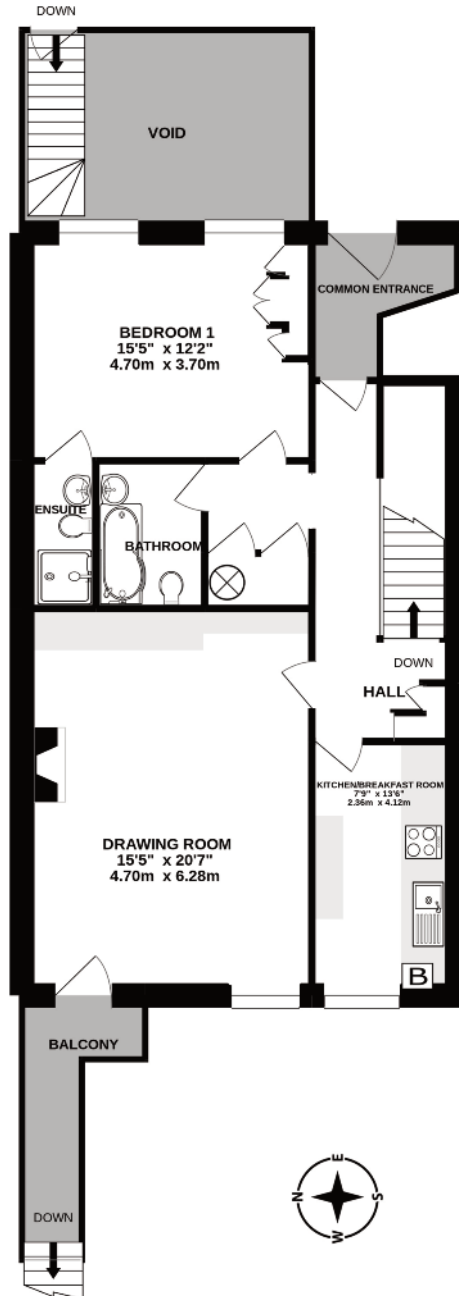
GROUND FLOOR



Lower Ground Floor



Ground Floor



3 HOWARD PLACE

Approx total internal floor area

1,813 sq ft / 168.5 sq m







LOWER GROUND FLOOR



GENERAL REMARKS

Viewings

Strictly by appointment with Savills - 0131 247 3738.

Solicitors

Rollos, 6 & 11 Bell Street St Andrews, KY16 9UX
juliegrinyer@rollos.co.uk
Tel: 01334 464 583.

Services

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

Local Authority & tax band

3 Howard Place is in Fife Council Band G.

Conservation Area and Listing

3 Howard Place is within the St Andrews Conservation Area.

Miscellaneous

The proprietors of Howard Place, Hope Street and Abbotsford Crescent share the additional communal central garden.

Fixtures & Fittings

The standard fixtures and fittings are included in the sale.

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.

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: June 2021

Brochure prepared: June 2021

Brochure Code: 210610

COMMUNAL GARDEN





GARDEN TERRACES



