



82 BRIDGE STREET ST ANDREWS, FIFE





82 BRIDGE STREET

ST ANDREWS, FIFE, KY16 8AA

Immaculate two bedroom apartment in traditional period building

- Superb location in sought after St Andrews
- Newly renovated by current owners to high standard
- Ideal investment opportunity
- Top floor apartment
- Short walk from world famous Old Course and West Sands Beach

Dining/Kitchen/Living Room

Two double bedrooms

Shower room

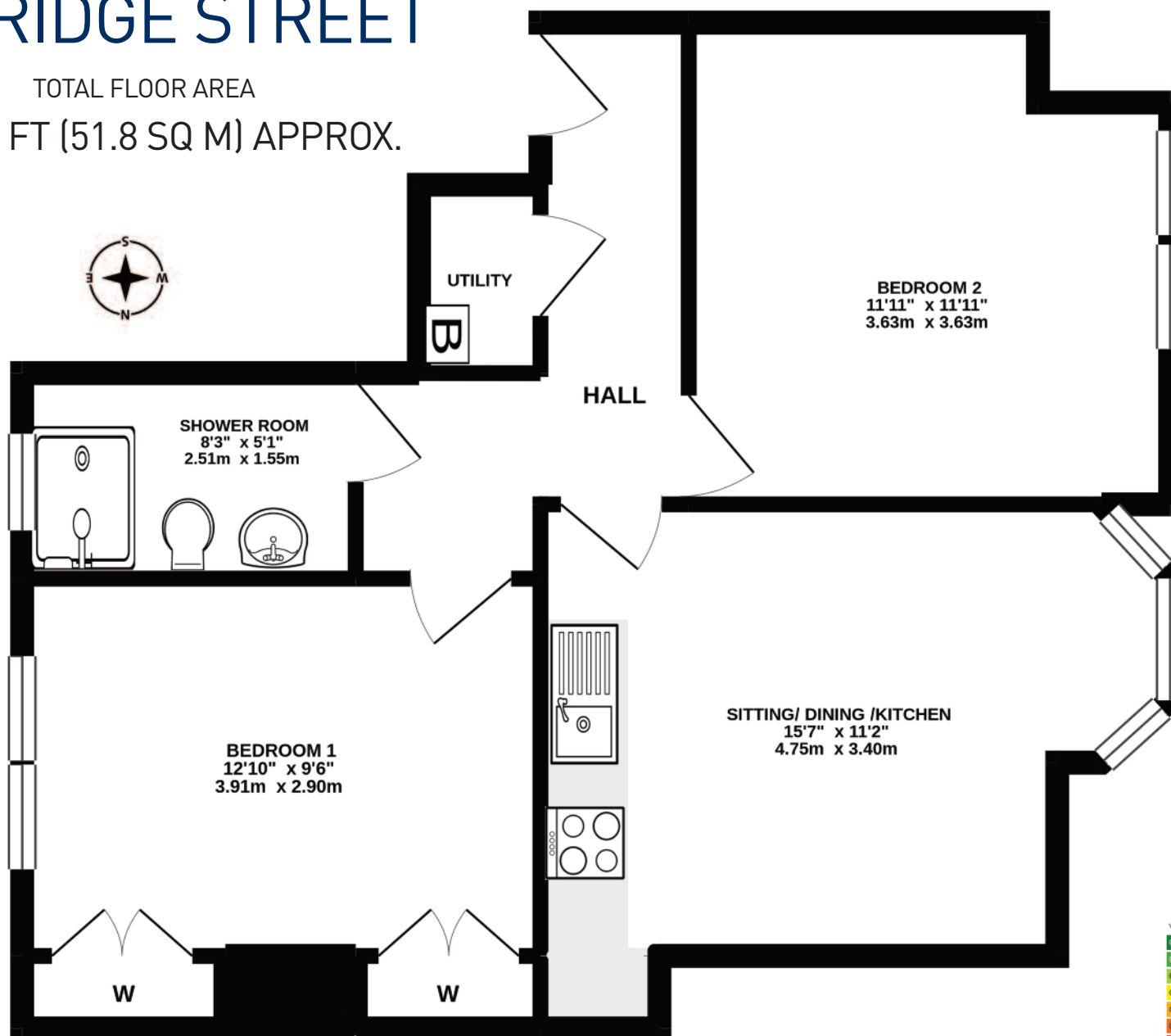
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82 BRIDGE STREET

TOTAL FLOOR AREA
558 SQ FT (51.8 SQ M) APPROX.



SITUATION

82 Bridge Street is situated within walking distance of the vibrant town centre of St Andrews, the Royal and Ancient Golf Club and the world famous Old Course.

The town is renowned worldwide as the 'Home of Golf'. The Old Course is a regular host to the Open Championship which will next be held there in 2022. There are six further golf courses run by the St Andrews Links Trust and 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 1413. 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

82 Bridge Street is a modernised second floor two bedroom apartment in central St Andrews.

This light and sunny dual aspect property occupies the top floor of a 19th century stone built apartment block. It has been fully renovated and comes to the market in walk-in condition. It is extremely well positioned for all local amenities.

Access to the property is via a shared entrance hall and staircase from Bridge Street. There is access to the shared garden space from the ground floor.

The private front door leads to a hallway and a modern, open plan kitchen/ dining/ living room with original solid wood flooring. The main room has a large, double glazed window with a view over the rooftops towards the centre of St Andrews.

The fully fitted kitchen has white high-gloss units, solid oak worktop, built-in electric oven and hob and integrated fridge with freezer compartment.

The two double bedrooms both have double glazed windows, wardrobes and fitted carpets.

There is a modern bathroom with a large walk in shower with low-level tray, powerful shower (connected to combi-boiler), basin with drawers, WC and contemporary vinyl flooring.

A utility cupboard houses the washing machine and gas combi-boiler plus provides additional storage space.

Gas central heating is controlled by a main thermostat in the hallway plus thermostatically controlled radiators in all rooms.



DIRECTIONS

Entering St Andrews on the A91 turn right off the second roundabout onto City Road (A915) and continue over the next roundabout. Continue down Bridge Street. 82 Bridge Street is on the right hand side after approximately 100 metres.

GENERAL REMARKS

Viewing: Strictly by appointment with Savills - 0131 247 3738.

Services: Mains water, gas, drainage and electricity.

Local Authority & tax band: Fife Council – tax band TBC

Miscellaneous: Shared communal areas include the garden and common stairs.

Fixtures & Fittings: Fitted carpets and white goods including the fridge and washing machine are included in the sale. Some furniture may be available by separate negotiation.

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