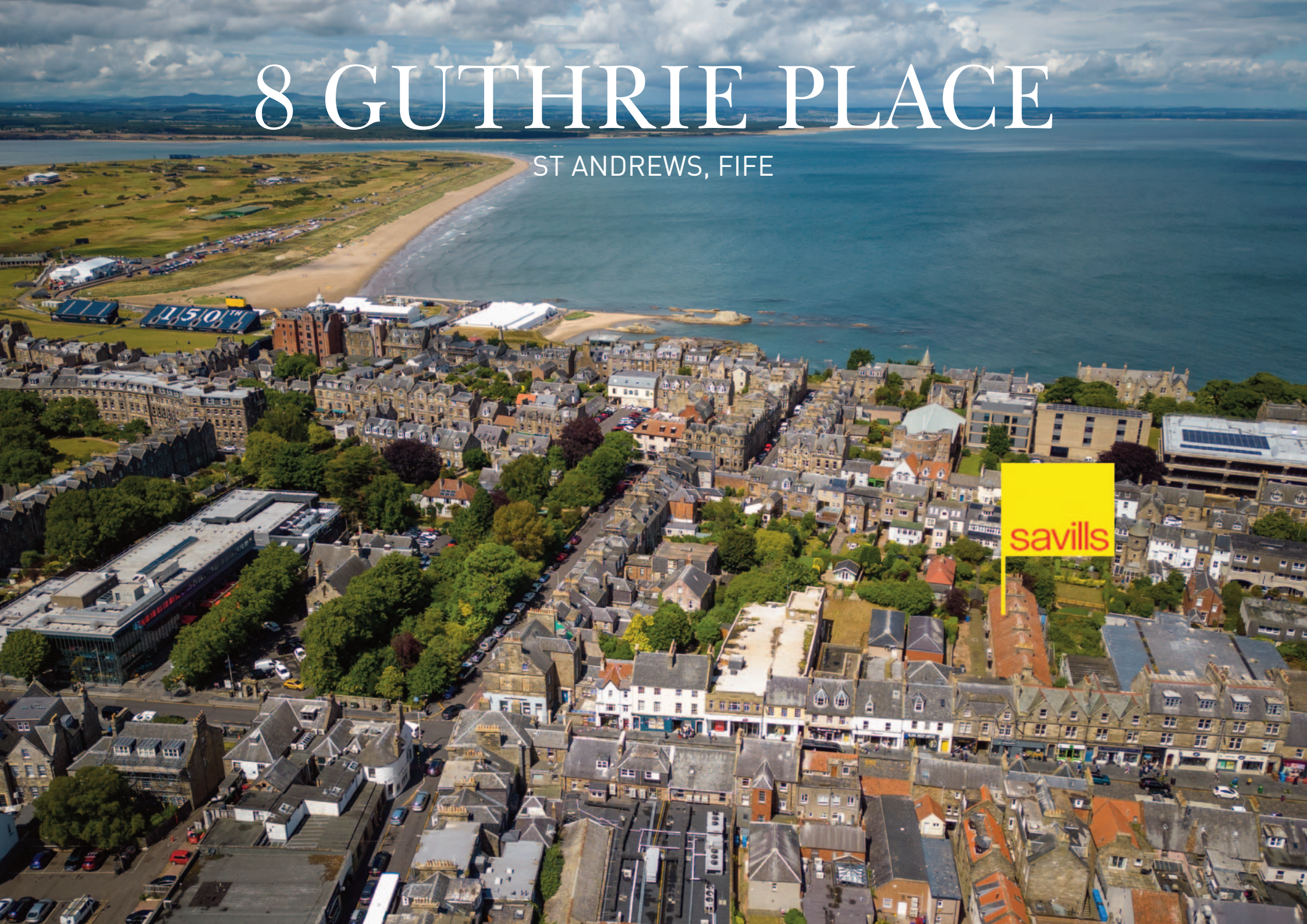


8 GUTHRIE PLACE

ST ANDREWS, FIFE

savills





8 GUTHRIE PLACE

ST ANDREWS, FIFE, KY16 9PG

Newly restored and refurbished two bedroom flat
in central location

Superbly restored and renovated

High specification throughout

Central St Andrews location just off Market Street

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

Investment opportunity

Open plan living room / kitchen

Two double bedrooms. Shower room

Shared outside terrace

EPC = F

Savills Edinburgh

Wemyss House

8 Wemyss Place

Edinburgh EH3 6DH

0131 247 3738

edinburgh_countryhouses@savills.com



savills.co.uk





SITUATION

8 Guthrie Place is situated in a secluded lane just off Market Street right in the heart of St Andrews and sits amongst the main university buildings, as well as the bars, cafés and characterful shops of this picturesque coastal town.

St Andrews is renowned worldwide as the 'Home of Golf'. The Old Course is a regular host to the Open Championship and in July 2022 it will host the 150th Anniversary Open. There are now six further golf courses run by the St Andrews Links Trust, in addition to the many other golf courses in the area including the Duke's Course, two courses at Fairmount, St Andrews Bay and Kingsbarns.

St Andrews has a good selection of shops, hotels and restaurants. The town is well known for its university which was Scotland's first and is the third oldest in the English-speaking world, founded in 1413.

Access by rail, road and air is good. Leuchars railway station (4 miles) is on the main Aberdeen to London line and provides a fast link to Dundee and Edinburgh. Edinburgh Airport, with its increasingly wide range of domestic and international flights, is only 50 miles.

All mileages are approximate.

DESCRIPTION

Tucked behind one of the most desirable streets in St Andrews, 8 Guthrie Place is a beautifully crafted apartment. The renovation and refurbishment have been completed to an exceptional standard.

The open plan living room/kitchen is a spacious and light-filled room. The focal point of the room is a fireplace with a cast iron stove. The handmade bespoke kitchen features quartz worktops and top-quality integrated appliances including fridge, hob, extractor hood and oven, microwave and washer/dryer.

There are two light filled double bedrooms, both with custom made fitted wardrobes and built-in desks. The shower room has a walk-in shower with rain water shower head, WC, vanity unit and heated towel rail. There is Amtico flooring and zoned underfloor heating throughout the apartment.

DIRECTIONS

Driving into St Andrews from the west, turn right into City Road at the first roundabout by Auchterlonies golf shop. After around 400 metres, turn left into St Mary's Place which after around 400 metres becomes Market Street. Guthrie Place is on the left accessed on foot through a pend. The pend is next door to Starbucks.



GENERAL REMARKS

Viewings

Strictly by appointment with Savills - 0131 247 3738.

Services

Mains water, drainage and electricity.

Local Authority & tax band

Fife Council. Council tax band is still to be confirmed.

Solicitor

Clyde & Co, 144 W George Street, Glasgow G2 2HG.

Contact: Ameeta Panesar

Tel: 0141 353 8860

Email: Ameeta.Panesar@clydeco.com

Miscellaneous

Shared communal areas include the common stairs and outside area.

Fixtures & Fittings

Standard fixtures and fittings are included in the sale. The furniture 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.

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

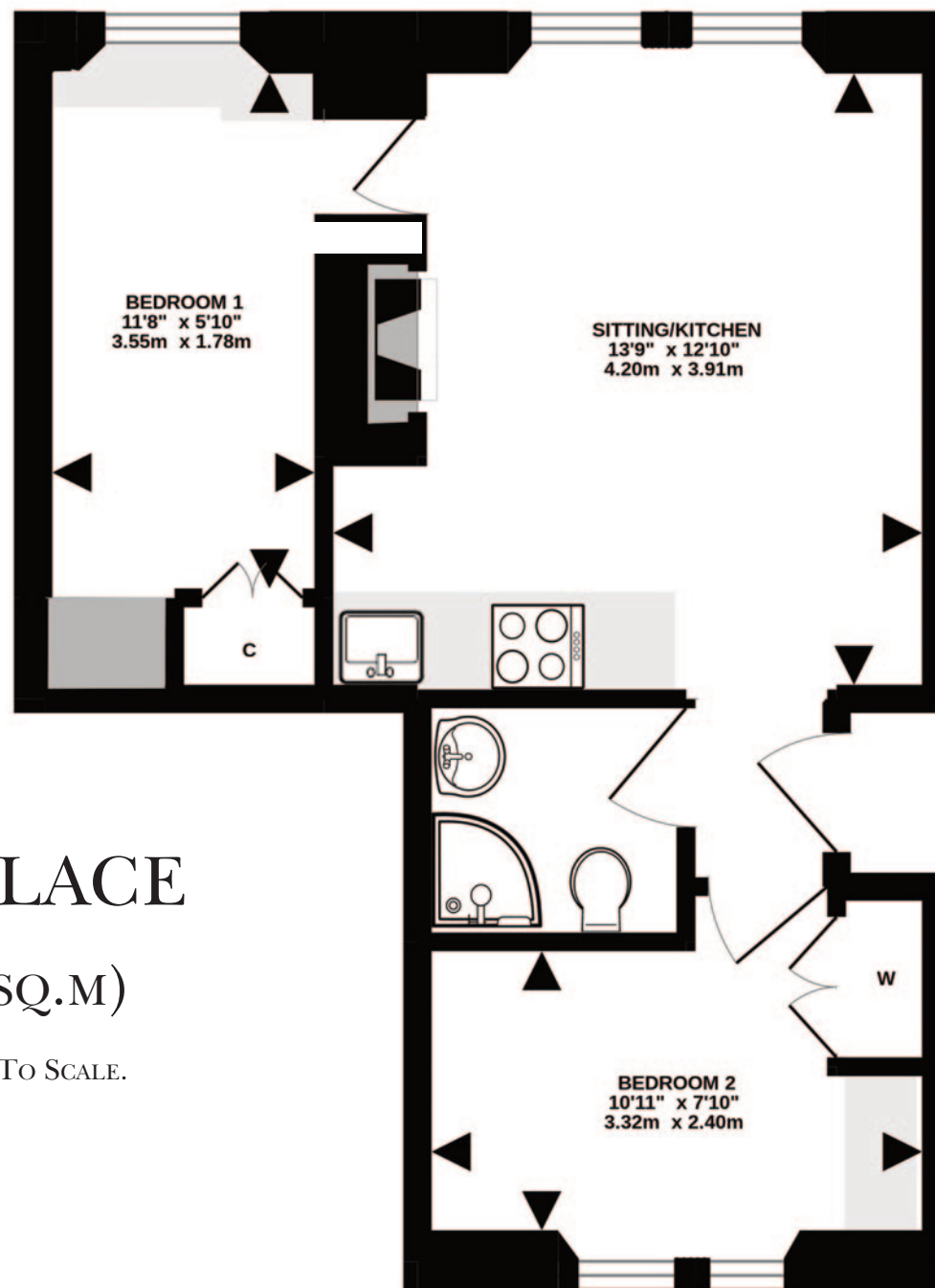
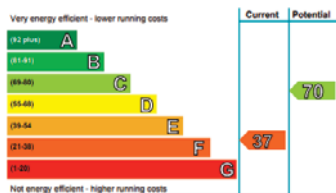
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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.

Brochure prepared and photographs taken June 2022.



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8 GUTHRIE PLACE

378 SQ.FT (35.1 SQ.M)

FOR IDENTIFICATION ONLY. NOT TO SCALE.

