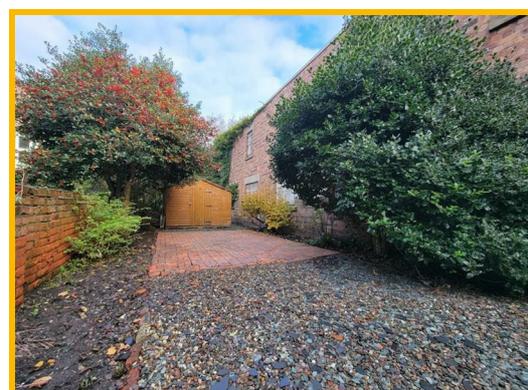




**143 Market Street, St. Andrews, KY16 9PF**

**Offers Over £750,000**

RARELY AVAILABLE 5 Bedroom Town House with an HMO LICENCE located in the centre of the UNIVERSITY TOWN of St Andrews, 'The Home of Golf', with stunning beaches, open water swimming and world-renowned golf courses, making this an idyllic place to live. Accommodation: Hall, lounge, 2 kitchens, 5 double bedrooms, a bathroom and a shower room. Partial DG. GCH. Garden. PERSONAL PROPERTY TOUR available online.



# 143 Market Street, St. Andrews, KY16 9PF

## LOCATION

One of Europe's finest towns St Andrews is a place of history, culture, learning, a wonderful coastal resort and the world's home of golf. Blessed with a plethora of shops and restaurants which are unrivalled anywhere in Scotland in terms of consistent high quality it's the perfect lifestyle choice. Home to the University of St Andrews which is ranked top in Scotland, the Royal and Ancient Golf Club which oversees most of the rules of golf worldwide and many golf courses including "The Open Championship" golf course which is ranked among the finest in the world it's truly a place that will take your breath away. Finally, the beautiful sandy beaches as seen in the film "Chariots of Fire" and the Fife Coastal Path make this the ideal destination of many film stars, celebrities and politicians.

## DIRECTIONS

Please contact agent for further information.

## HALL

Access is via a solid timber door leading into the front hall and main lower hallway. Carpeted stairway with iron / timber balustrade leading to the middle landing. Under stair cupboard provides storage space. Cornicing. Radiator. Ornate tiled flooring.

## INNER HALL

Inner hall leads to the lounge and kitchen with a solid timber door providing access to the garden. Large walk in cupboard with provision for light and power provides ample storage space. Radiator. Vinyl flooring.

## LOUNGE 12'4" x 12'3" (3.76m x 3.75m)

Bright lounge with 2 sash and case windows to the side and a skylight allowing ample natural light. Decorative fireplace with timber and tiled surround. Radiator. Vinyl flooring. Doorway leads to the kitchen.

## KITCHEN 12'2" x 5'5" (3.72m x 1.66m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated gas hob, extractor fan above and an oven below, space for freestanding appliances. Wall mounted gas central heating condensing combi boiler. Window to the rear. Vinyl flooring.

## MIDDLE LANDING

Spacious landing with a carpeted stairway leading to the top floor with an ornate iron / timber balustrade and a sash and case window to the rear. Cornicing. Radiator. Carpeted.

## BATHROOM 8'9" x 6'11" (2.68m x 2.12m)

3-piece suite comprising: W.C, wash hand basin and a bath with a fixed curtain rail and thermostatic control shower above. Cupboards provide shelving/storage space. Opaque windows to the rear and side. Partially wet walled. Heated towel rail. Vinyl flooring.

## BEDROOM 1 11'4" x 10'10" (3.47m x 3.32m)

Good-sized double bedroom with a sash and case window to the rear with timber shutters. Cupboard houses the gas central heating condensing combi boiler. Cornicing. Radiator. Carpeted.

## BEDROOM 2 15'1" x 8'11" (4.60m x 2.72m)

Additional double bedroom with double-glazed sash and case window to the front with timber shutters. Sink with fixed shelving to the side. Built-in cupboards provide shelving/hanging/storage space. Cornicing. Radiator. Carpeted.

## BEDROOM 3 15'0" x 9'2" (4.58m x 2.80m)

Further double bedroom with double-glazed sash and case window to the front with timber shutters. Sink with fixed shelving to the side. Cornicing. Radiator and heated towel rail. Carpeted.

## SHOWER ROOM 6'9" x 6'3" (2.08m x 1.92m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with folding door and thermostatic control shower. Radiator. Vinyl flooring.

## UPPER LANDING

Spacious upper landing with hatch providing access to the roof space. Carpeted.

## BEDROOM 4 14'4" x 11'0" (4.37m x 3.37m)

Upper double bedroom with sash and case window to the rear overlooking the garden. Decorative fireplace with timber surround. Cupboard provides shelving/hanging/storage space. Coving. Radiator. Carpeted

## BEDROOM 5 15'1" x 13'3" (4.60m x 4.04m)

Additional upper double bedroom with double-glazed sash and case window to the front. Decorative fireplace with a timber surround. Cupboard provides shelving/hanging/storage space. Cornicing. Radiator. Carpeted.

## UPPER KITCHEN 11'1" x 5'0" (3.39m x 1.53m)

Additional kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated fridge/freezer with space for a freestanding cooking appliance. Double-glazed sash and case window to the front. Cornicing. Radiator. Laminate flooring.

## GARDEN

To the rear of the property is a good-sized enclosed garden with areas of gravel and mono bloc with a patio providing ample space for garden furniture to relax and enjoy recreation time in the sun and entertaining family and friends. The garden contains some established trees, shrubs and plants with scope for any keen gardener to add their own flare. Timber shed provides storage space.

## AGENTS NOTES

Please note that all room sizes are measured approximate to widest points.

Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.



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