



30 Argyle Street, St. Andrews, KY16 9BU  
Offers Over £524,950

 **Fife  
Properties**

STUNNING 3 Bedroom Townhouse currently approved for SERVICED ACCOMMODATION but could be the perfect family home in CENTRAL St Andrews located just off South Street. Located within easy walking distance to all amenities including the Old Course, University, West and East Sands and Fife Coastal Path. Accommodation: Hall, living room, dining kitchen, 3 double bedrooms and a shower room. DG. GCH. Outbuildings. PERSONAL PROPERTY TOUR available online.

#### 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 is 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 is 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 lower hallway. Carpeted stairs with a timber balustrade lead to the upper landing. Radiator. Exposed wooden flooring.

#### BEDROOM 2 12'11" x 10'4" (3.94m x 3.17m)

Additional double bedroom with 2 double-glazed sash and case windows to the front. Walk-in cupboard provides shelving/hanging/storage space. Cornicing. Radiator. Carpeted.

#### LIVING ROOM 16'9" x 13'1" (5.11m x 4.00m)

Bright living room with double-glazed sash and case windows to the front. Feature log burning stove set on a slate hearth. Cupboard provides storage space. Shelved alcove provides display/storage space. Transom window through to the dining kitchen. Radiator. Exposed wooden flooring. Doorway leads to the dining kitchen.

#### DINING KITCHEN 12'10" x 12'7" (3.93m x 3.85m)

Spacious dining kitchen comprising: Wall mounted, floor standing units with coordinating worktops and tiled splashbacks. Integrated appliances include a gas hob, oven below, dishwasher and a fridge/freezer. Ample space for dining furniture. Double-glazed window to the side. Wall mounted gas central heating condensing combi boiler. Cornicing. Radiator. Exposed wooden flooring.

#### MIDDLE LANDING

Stunning wrought iron sweeping spiral staircase leads to the top floor bedroom. Carpeted.

#### BEDROOM 1 12'7" x 12'1" (3.85m x 3.70m)

Good-sized double bedroom with an opaque double-glazed sash and case window to the side and a light tunnel providing additional natural light. Decorative fireplace with a timber surround. Cupboard provides shelving/storage space. Coving. Radiator. Exposed wooden flooring.

#### SHOWER ROOM 11'10" x 3'0" (3.62m x 0.92m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with a pivot screen and thermostatic control shower with a rainfall shower head. Opaque window to the side. Partially tiled. Heated towel rail. Vinyl flooring.

#### TOP FLOOR BEDROOM 22'1" x 15'1" (6.74m x 4.61m)

Spacious double bedroom with Velux windows to the side and front. Space to create separate bedroom / lounge areas. 2 radiators. Laminate flooring.

#### GROUNDS

The pend to the side of the property has a timber gate leading to an original communal wash house/store and a brick shed providing outdoor storage space.

#### AGENTS NOTES

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

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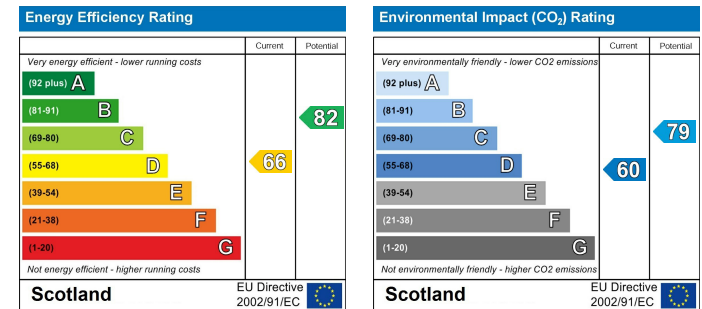
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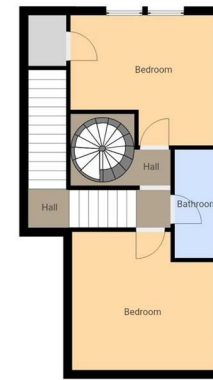
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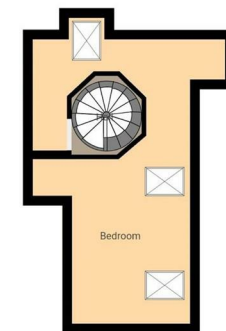
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Ground Floor



First Floor



Attic Floor

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