

54 NORTH STREET

St Andrews, Fife, KY16 9AH



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PROPERTY NAME

54 North Street

LOCATION

St Andrews, Fife, KY16 9AH

APPROXIMATE TOTAL AREA:

168.1 sq. metres (1809.4 sq. feet)

The floorplan is for illustrative purposes. All sizes are approximate.

Ground Floor



First Floor



Second Floor



Externals



MID-TERACED

TOWNHOUSE IN EXCLUSIVE ST ANDREWS



This four-bedroom, two-bathroom mid-terraced townhouse forms part of a traditional row in exclusive St Andrews, situated close to the heart of the town and with enviable close proximity to all it has to offer. This includes wide-ranging shopping, such as well-known high street retailers, supermarkets, and independent stores, a wealth of cafés, coffee shops, restaurants, and bars, excellent education facilities ranging from nursery to the world-famous university (including independent options), renowned golf courses, transport links connecting across Fife and further afield, and a wealth of green space, as well as the beach.

GENERAL FEATURES

- Mid-terraced townhouse in St Andrews
- Accommodation arranged over three floors
- Flexible and multipurpose rooms
- EPC Rating - D

ACCOMMODATION FEATURES

- Entrance vestibule and hall
- Living room with patio doors onto garden
- Versatile sitting room/study
- Formal dining room
- Bright kitchen with large adjoining conservatory
- Four well-proportioned bedrooms (three with storage)
- Two shower rooms
- Gas central heating and double glazing

EXTERNAL FEATURES

- Beautifully maintained, south-facing walled garden
- Outbuilding with garden stores
- Unrestricted on-street parking



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RECEPTION ROOMS



*MULTIPLE
LIVING
AREAS FOR
SOCIALISING &
FAMILY LIFE*

The front door opens into an entrance vestibule, flowing through to a hall from which the open-plan sitting room and living room can be accessed. The rooms enjoy a sociable open-plan layout, creating a wonderful convivial space for everyday family life and entertaining alike.





LIVING ROOM

WITH PATIO DOORS ONTO GARDEN

The adjoining living room is filled with sunny natural light through south-facing patio doors opening onto the rear garden, extending the space outdoors and perfect for enjoying the outdoors during the warmer months.





THE DINING ROOM

The formal dining room also overlooks the garden and can comfortably accommodate a six-seater table and additional furniture, as well as benefiting from direct access to the kitchen. The final reception area, a spacious, sun-filled conservatory, provides an additional flexible living space with garden access.



THE SITTING ROOM

The sitting room to the front of the house offers excellent flexibility and various options for use, including as a home office for those who work or study from home.





...SPACIOUS AND
SUN-FILLED,
PROVIDING AN
ADDITIONAL
FLEXIBLE LIVING
SPACE WITH
GARDEN ACCESS

CONSERVATORY

KITCHEN

SPACIOUS WITH A LARGE ADJOINING CONSERVATORY

The kitchen is fitted with a wide range of classically styled wall and base cabinets, ample workspace, and splashback tiling, as well as an integrated oven, oven, hob, and extractor fan. Freestanding appliances comprising a fridge/freezer, washing machine, and dishwasher are also included in the sale .





FOUR GOOD-SIZED

COMFORTABLE BEDROOMS

The home's four well-proportioned bedrooms are found on the first and second floors, all enjoying neutral décor, with two fitted with handsome wood flooring and the other carpeted for comfort.



Three of the sleeping areas benefit from built-in storage, including the particularly spacious principal bedroom.





TWO WASHROOMS

IDEAL FOR FAMILIES



There are two shower rooms in the property, with one on the first floor and the other on the second floor. The bright first-floor washroom has modern aqua panelling and tiling, and it comprises a walk-in shower enclosure, a basin, and a WC.



The remaining shower room has a corner cubicle, a basin atop a vanity unit, and a WC. The home is kept warm by a gas central heating system and benefits from double-glazed windows.

DELIGHTFUL SUNNY WALLED

GARDEN AND UNRESTRICTED PARKING

The home is complemented by a beautifully maintained and enviably south-facing rear garden. The charming, walled outdoor space consists of neatly kept lawns, colourful planting areas, and established trees, plus an adjoining paved area with an outbuilding housing two garden stores.





On-street parking directly outside the property is conveniently unrestricted.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, fridge/freezer, washing machine, and dishwasher will be included in the sale.



ST ANDREWS



ONE OF THE FINEST TOWNS AND BEST PLACES TO LIVE

World-renowned for its ancient university, golfing heritage and stunning beach, St Andrews attracts more than half a million visitors each year, and is regarded as one of the finest towns and best places to live in Scotland. Characterised by its narrow cobbled streets and beautiful architecture, the bustling town centre hosts a charming blend of independent shops and high-street retailers, plus diverse cafes, coffee shops, delis, greengrocers, butchers and bakeries. There are also several large supermarkets on the outskirts of the town. St Andrews enjoys international fame as 'The Home of Golf' – the game has been played at St Andrews Links for over 600 years, and the iconic Old Course draws

thousands of professionals, amateurs and spectators from across the globe. Other tourist attractions include the 12th and 13th-century ruins of St Andrews Cathedral and St Andrews Castle, as well as St Andrews Botanic Garden. Excellent state schools can be found nearby; private schooling options include a Montessori nursery and St Leonards School. Situated in the East Neuk of Fife, St Andrews is approximately 30 minutes' drive from Dundee and 90 minutes' drive from Glasgow and Edinburgh. The town is served by excellent local and intercity bus links; daily direct flights to London are available from Dundee airport.



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All sizes are approximate.