



Fixed Price £649,000
1 Murray's Bridge



DELMOR

01333 421 816

leven@delmorestateagents.co.uk



1 Murray's Bridge

St Andrews, Fife, KY16 8AA

This outstanding property will appeal to clients looking to invest in First Class student accommodation (HMO was renewed last year), as a family Home or Holiday Home. Boasting the best of locations within walking distance of most University buildings, the town centre, golf courses and many other amenities. Accommodation comprises at ground floor level, Common/Lounge area, bedroom with en-suite shower room, two further bedrooms and a shower room. The upper floor accommodates a further common/dining area, a recently remodelled kitchen, two further bedroom (one en-suite shower room) and an additional shower room. Small courtyard garden, private sheltered parking. A fabulous versatile property enjoying a great location close to the centre of town.



General

Forming part of a well formed private development, the property is presently being utilised as STUDENT ACCOMMODATION. The property had a compliance check and a new HMO was issued last year, presently it is leased to five students from St. Andrews University. Rental income and length of contracts are available from our Leven Office. The current owners have owned and maintained the property since 2009, certainly one of the more impressive of student accommodations, with the adaption from a family home to student accommodation being made some years earlier.

The secondary rental opportunity arises in the summer months after term has finished, with the town attracting an abundance of visitors and tourists, St. Andrews hosts many golfing events, specifically The Open and Dunhill, and with the location and lay out, the property commands the highest of rental fees.

Apart from utilising the property as Student Accommodation, it could also form a fantastic HOLIDAY HOME or return it to its original lay out (Bedroom Five returned to form a Lounge,) as a Family Home

Location

The property is positioned on the corner of James Street and Bridge Street, five minutes by foot south from the town centre. Most University Buildings, the Town Centre, Parks, Beaches and golf courses are all within walking distance.



Entrance and Common Area

4.71m x 3.36m (15' 5" x 11' 0")

Principle access to the property is through a wide traditional timber external door, the spacious entrance hall area. Internal fire doors allow access to bedrooms two, three and four plus the downstairs shower room. A modern open plan staircase rises to the upper level. A deep utility cupboard accommodates the automatic washing machine, a dryer and the gas combi central heating boiler. Double window formation looks to the front of the property. Down lighters to the ceiling. Tasteful neutral decor. Quality laminate flooring.

Bedroom Two with En-Suite Shower Room

3.17m x 3.08m (10' 5" x 10' 1")

This excellent sized bedroom is access from a small inner hall, built in wardrobes extend along the entire length of one wall (Sizes not included). A double window formation over looks Bridge Street. Quality laminate flooring. Downlighters to the ceiling. A further internal door leads to the En-Suite Shower Room.

En Suite Shower Room

This en suite shower room has facilities comprising low flush WC with concealed cistern, wall mounted wash hand basin and large wet walled shower compartment with thermostatically controlled shower. Opaque glazed window faces to the front of the property. Downlighters. The quality laminate flooring continues through from the bedroom.

Downstairs Shower Room

The downstairs shower room has a three piece suite comprising low flush WC with concealed cistern, wall mounted wash hand basin and large wet walled shower compartment with thermostatically controlled shower. Opaque glazed window faces to the front of the property. Downlighters. Quality laminate flooring.



Bedroom Three

3.27m x 3.11m (10' 9" x 10' 2")

The third bedroom is positioned to the rear of the property. A glazed security door exits to the small enclosed courtyard garden. Downlighters to the ceiling. Quality laminate flooring.

Bedroom Four

4.17m x 2.92m (13' 8" x 9' 7")

A further excellent sized double bedroom, again located to the front of the property with window formation looking towards Bridge Street. Built in wardrobes extend along the entire length of one wall. Downlighters. Quality laminate flooring.

Upper Floor

Staircase

The wide open plan laminate staircase rises to the upper level. The staircase has modern Glazed balustrade to one side and a timber banister opposite. Direct access to the open plan dining room.

Upper Communal/Dining Area

4.88m x 3.40m (16' 0" x 11' 2") (Sizes include the open plan staircase)

The communal area on the upper floor could be utilised as a lounge but presently forms a spacious dining room. Two separate window formations look to the front of the property. Downlighters to the ceiling. Laminate flooring. This area allows access to the recently remodelled kitchen, bedroom one and Bedroom five plus the upstairs shower room.



Remodelled Kitchen

4.66m x 2.53m (15' 3" x 8' 4")

The kitchen has been recently remodelled and enjoys a quality finish, enjoying a good supply of High end floor and wall storage units, drawer units, marble effect wipe clean work surfaces with inset one and a half basin sink, drainer and mixer taps. Integrated conventional electric oven, four burner hob and modern chrome finished chimney style extractor. Fully coordinated wet walled splash backs, wood effect flooring. Window formation looks to the rear of the property. Downlighters.

Bedroom One with En Suite

3.24m x 3.08m (10' 8" x 10' 1")

Similar to Bedroom two, yet positioned on the upper floor, this excellent sized bedroom is access from a small inner hall (This hall has a ceiling hatch accessing the loft space) , built in wardrobes extend along the entire length of one wall (Sizes not included). A double window formation over looks Bridge Street. Quality laminate flooring. Downlighters to the ceiling. A further internal door leads to the En-Suite Shower Room.

En Suite Shower Room

This en suite shower room has facilities comprising low flush WC with concealed cistern, wall mounted wash hand basin and large wet walled shower compartment with thermostatically controlled shower. Opaque glazed window faces to the front of the property. Downlighters. The quality laminate flooring continues through from the bedroom.

Bedroom Five

4.94m x 3.62m (16' 2" x 11' 11")

A generous sized double bedroom, double aspect windows look to both front and side of the property. Quality laminate flooring. Down lighters to the ceiling.



Upstairs Shower Room

The upstairs shower room has a three piece suite comprising low flush WC with concealed cistern, wall mounted wash hand basin and large wet walled shower compartment with thermostatically controlled shower. Opaque glazed window faces to the front of the property. Downlighters. The quality laminate flooring.

Private Parking

The property has two sheltered private parking spaces directly to the rear of the property, vehicle access from James Street.

Garden

There is a small garden area to the front of the property, laid to stone chips and flagstone path. Additionally there is a small courtyard garden to the rear, laid to stone chips and accessed from Bedroom three.

Heating and Glazing

Double Glazing. Gas Central Heating. HMO renewed last year.

Contact Details

Delmor Estate Agents
52 Commercial Road
Leven
KY8 4LA
Tel 01333 421816
www.delmorestateagents.co.uk

SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

MEASUREMENTS

All measurements are approximate.

APPLIANCES/SERVICES

The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

FREE VALUATION

How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C		73	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

52 Commercial Street, Leven, KY8 4LA
 01333 421 816
 leven@delmorestateagents.co.uk