

16 GOLF PLACE

St Andrews, Fife, KY16 9JA



Thorntons
The right way to move

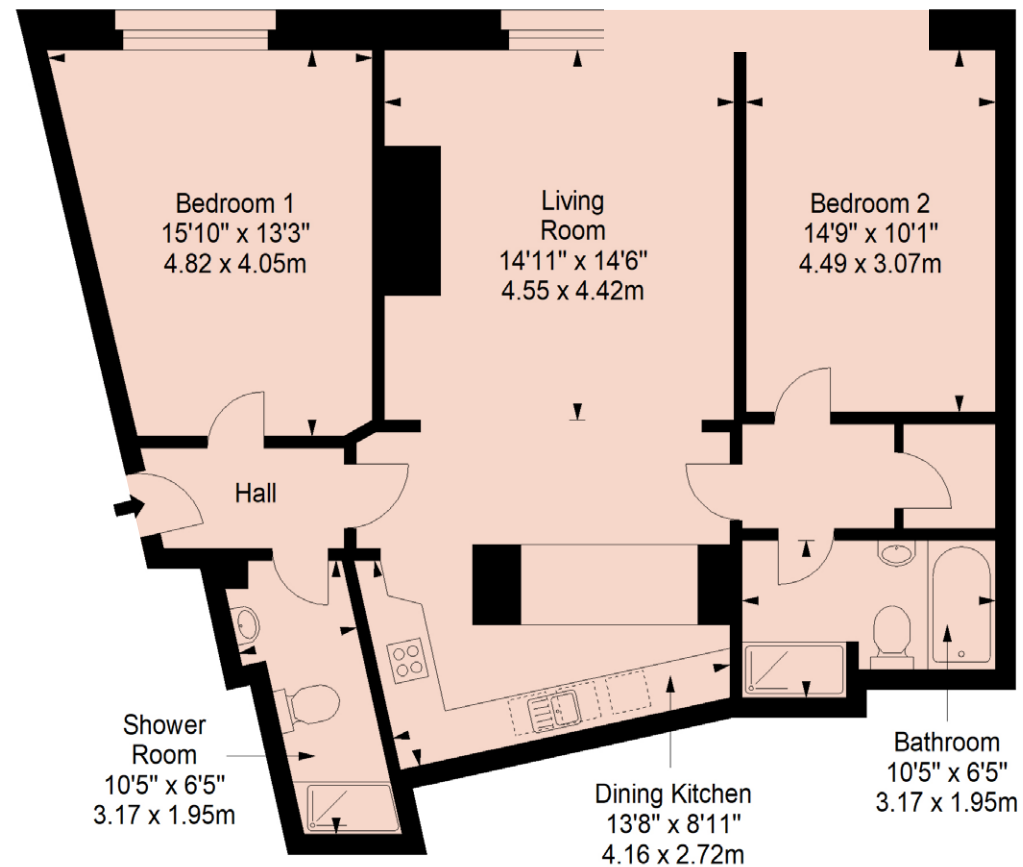
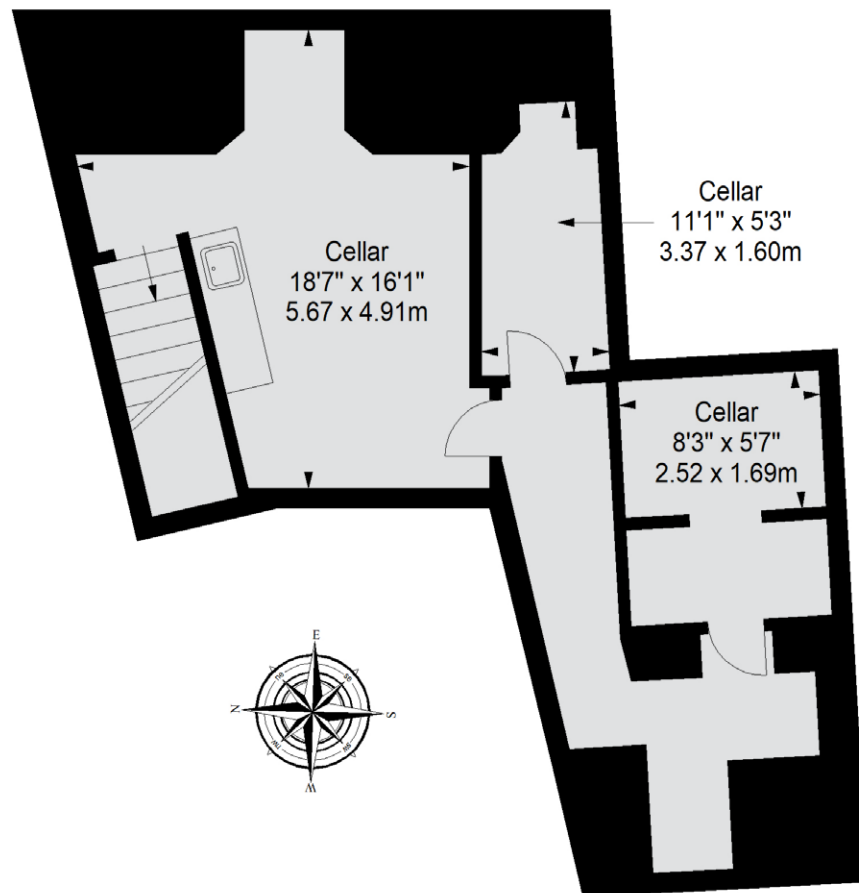
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Enjoying one of Scotland's most prestigious addresses, in the heart of coastal St Andrews, this elegant ground-floor apartment boasts social open-plan living, two double bedrooms, a four-piece bathroom, a shower room, and extensive cellar storage. Just moments from the property are public paid parking, the world's oldest golf course, and the picturesque stretch of West Sands Beach.





An elegant apartment IN THE HEART OF COASTAL ST ANDREWS



Exclusive Golf Place offers unrivalled access to everything St Andrews has to offer, from its charming historic streets and renowned university to internationally-famed golf courses and the spectacular seafront. Set within a grand sandstone residence in a conservation area, the apartment is accessed via a welcoming shared entrance and benefits from proximity to public parking. Just a short stroll away, West Sands Beach provides a breathtaking setting for leisurely walks, invigorating exercise, or simply enjoying ever-changing vistas across the North Sea. The town itself is a vibrant hub, blending its unique history with modern convenience. Boutique shops and independent cafés line the cobbled streets, while fine-dining restaurants and cultural landmarks create a rich and engaging atmosphere.

GENERAL FEATURES

- Highly desirable central address in St Andrews' conservation area
- Just moments from the beach and world-class golfing
- Exclusive community within a grand period residence
- Ground-floor apartment enjoying elegant period charm
- EPC Rating - C

ACCOMMODATION FEATURES

- Impressive shared entrance with secure key entry
- Entrance hall
- Bright and airy living room, open-plan to:
- Attractive, well-appointed kitchen with a social dining peninsula
- Two spacious double bedrooms
- One shower room
- One bathroom with bath and separate shower
- Internal hall with storage
- Gas central heating (with brand new combi boiler) and secondary glazing
- Extensive cellar level with multiple rooms and a utility area

EXTERNAL FEATURES

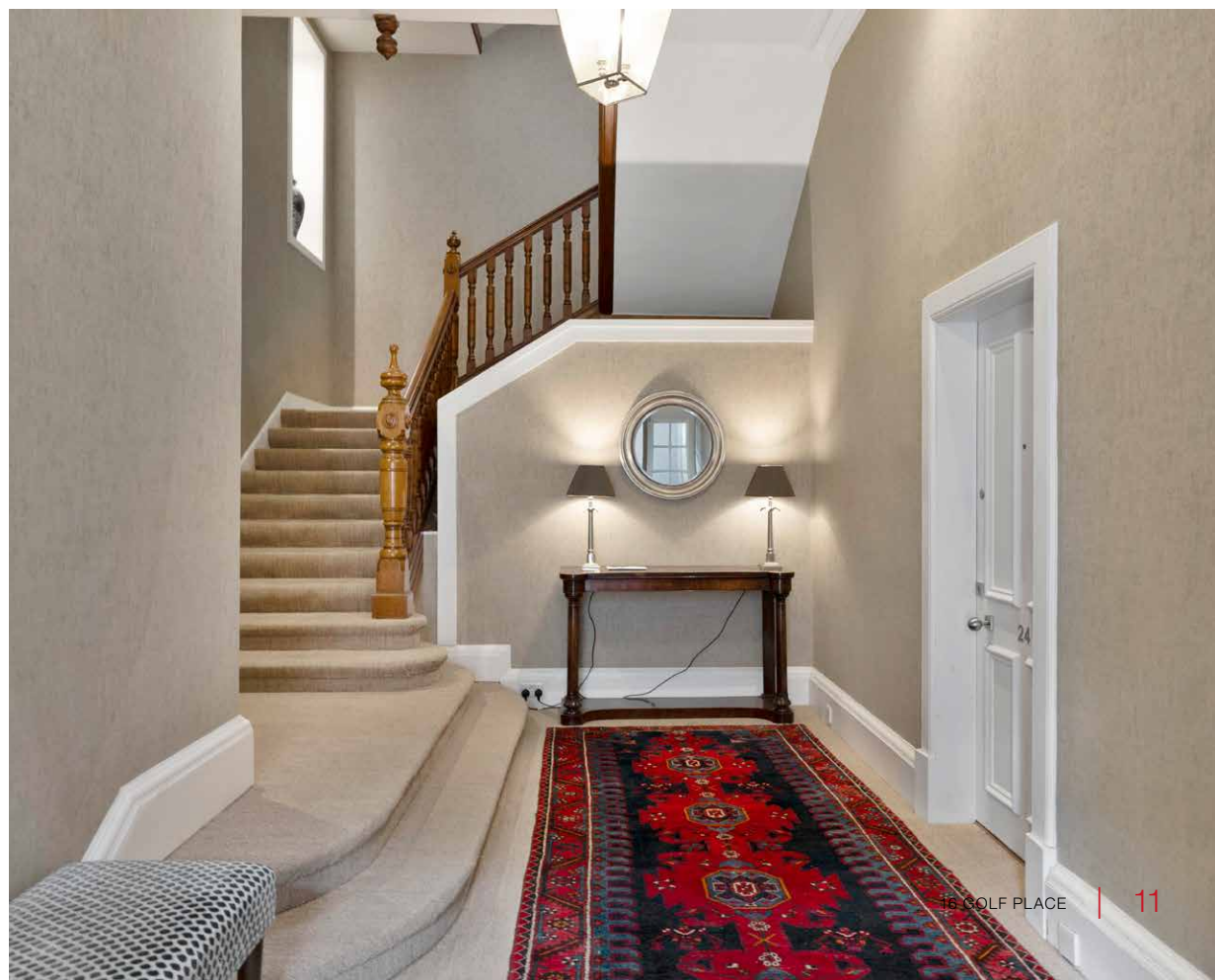
- Public paid parking 150 yards from the property
- West Sands Beach on the doorstep

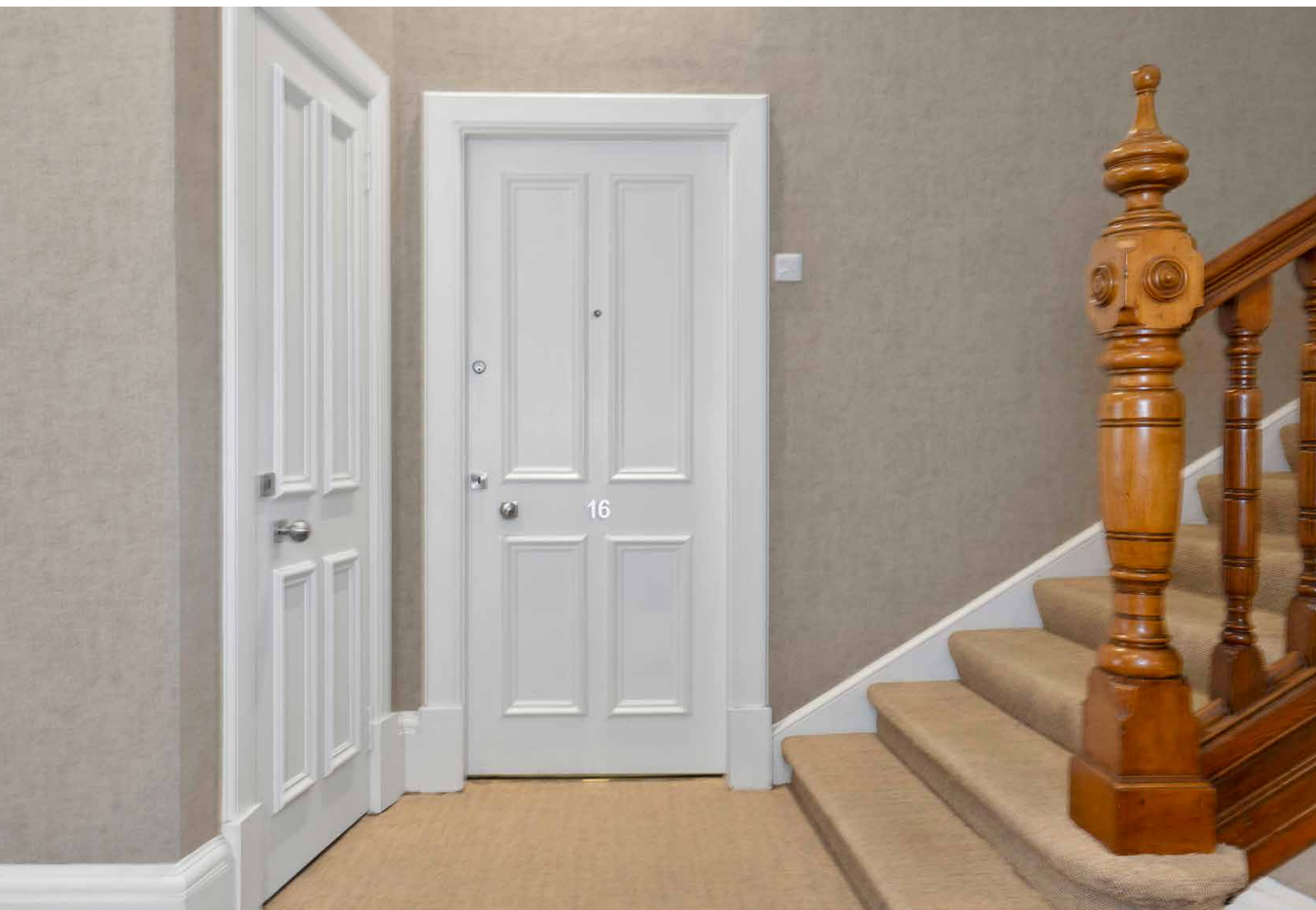




Retaining a strong sense of period character, the apartment boasts high ceilings and classical decorative detailing. Large windows allow an abundance of natural light to fill the interiors, creating a refined, airy, and welcoming environment. The property's subtle décor forms a blank canvas, ready for a new owner to style to their personal taste, whilst sympathetic finishes complement the historic character, enhancing the sense of understated elegance throughout. This beautiful apartment

is ideally suited to a wide range of buyers, including professionals seeking a prestigious coastal home, small families wanting proximity to excellent schools and amenities, golf enthusiasts desiring immediate access to world-class courses, or investors seeking a luxury opportunity in one of Scotland's most visited coastal towns. Its combination of period charm, modern comfort, and prime location makes it a rare opportunity on the St Andrews property market.





Reached via a secure shared entrance, with an encaustic tiled vestibule and impressive hall, the apartment opens into its own private hall, leading seamlessly into the heart of the home.

Welcome to 16 GOLF PLACE





BRIGHT

living room



Here, the living room is bathed in natural light from a large double window, highlighting the decorative detailing and a striking ornamental fireplace surround, which serves as an attractive focal point. The layout offers a generous space for comfortable seating, making it ideal for relaxed everyday life or entertaining with guests, enhanced by a fluid connection to the kitchen that ensures sociability and effortless hosting.



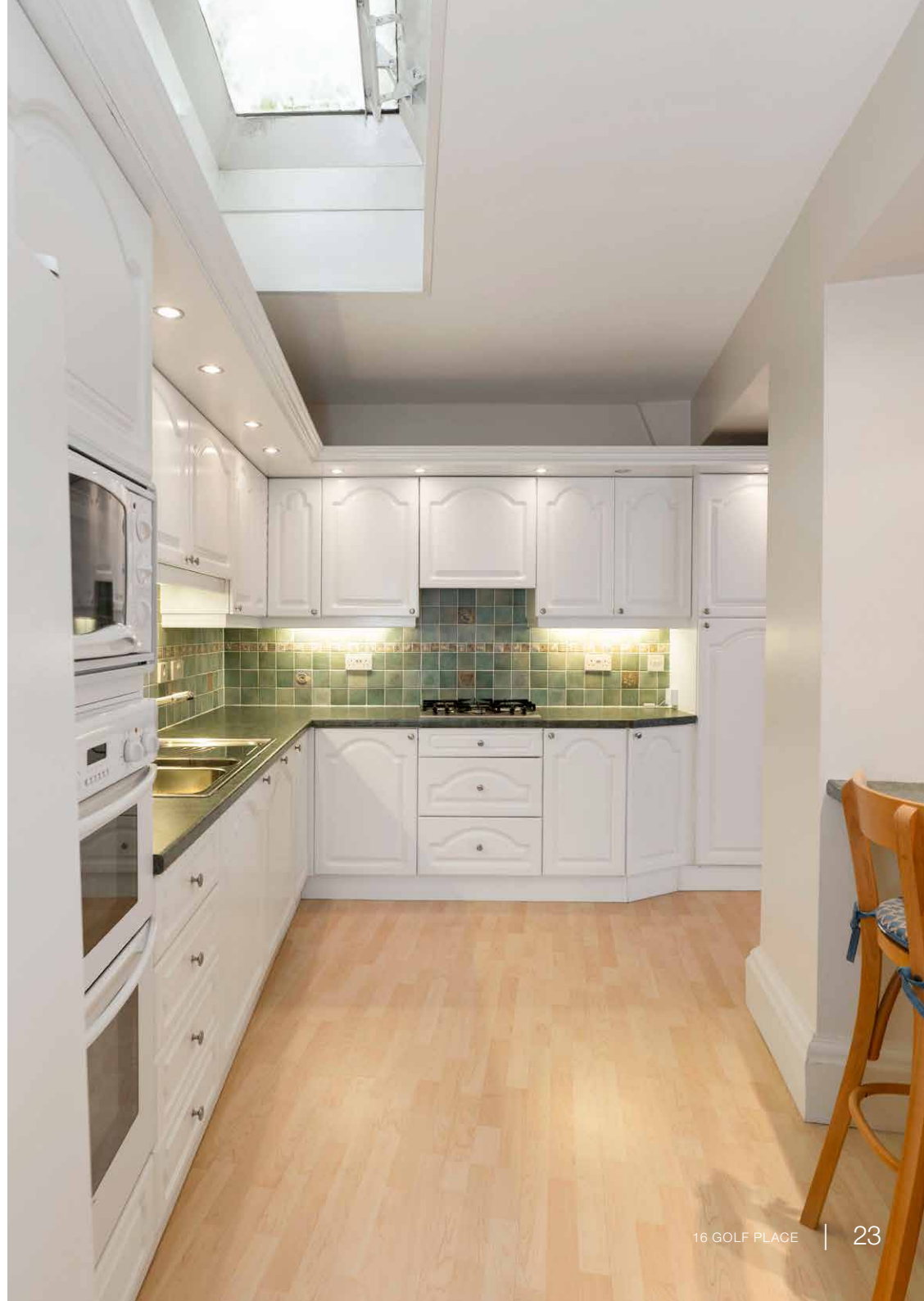


WELL-APPOINTED

kitchen with dining peninsula



The kitchen exudes a timeless aesthetic, featuring attractive white cabinetry with integrated lighting, illuminated workspace, a tiled splashback, and timber-inspired flooring. A skylight allows natural light to stream in, while the double-sided seating peninsula provides a four-seater dining area – perfect for chatting with guests while preparing meals. Completing the space are an integrated dishwasher, a double oven, and a gas hob, alongside a semi-integrated fridge freezer and microwave.







Inviting BEDROOMS



ABUNDANT NATURAL LIGHT AND SOFT CARPETING



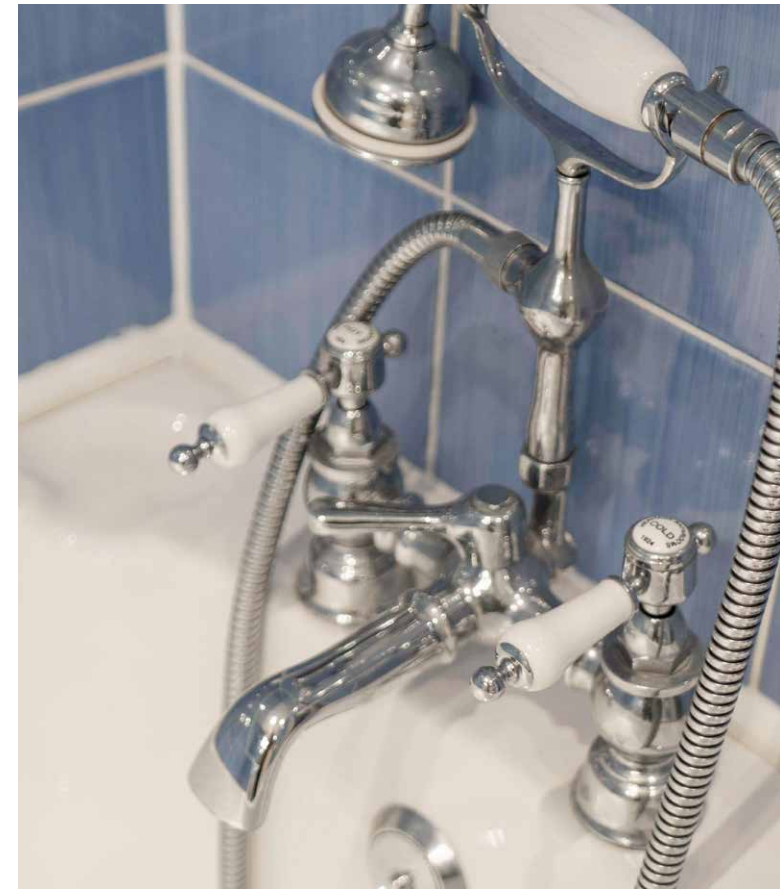
Two double bedrooms are positioned on either side of the open-plan living area, both benefiting from abundant natural light and soft carpeting underfoot. One room is enhanced by an exceptionally charming arched window, offering character and individuality. Each bedroom is accessed via a short hall, one of which incorporates built-in storage, and both connect to their respective washrooms. This design effectively creates two private bedroom suites, combining comfort, privacy, and convenience.

Extras: The sale includes all fitted flooring, window coverings, light fittings, and appliances.



SHOWER ROOM

and four-piece bathroom



A shower room, located off the entrance hall and ideal for guest use, features a WC, vanity basin, and shower enclosure, along with tasteful tiling that also features in the four-piece bathroom. Accessed from the internal hall, the bathroom provides optimum convenience with a bath, separate shower, WC, towel radiators, and storage for toiletries.

Accessed via an entrance adjacent to the apartment's front door, the substantial basement comprises several versatile rooms, including a dedicated utility area with a sink and a freestanding washing machine and dryer. This expansive level offers outstanding storage or potential for conversion, subject to planning consents. Paid public parking is available in the immediate vicinity, providing convenience for both residents and guests. Notably, the

property benefits from a newly installed combi boiler system, while the exterior stonework has recently undergone professional renovation, accompanied by an impressive guarantee of approximately 80 years. The development factor is managed by Taylor & Watson, at an approximate annual cost of £1,200, ensuring the shared areas and fabric of the building are maintained to a high standard.



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ST ANDREWS

Life





Regarded as one of the best places to live in Scotland

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, less than 10 minutes' walk from Golf Place, 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.





- 1 SWILCAN BRIDGE
- 2 NEW COURSE
- 3 ST ANDREWS AQUARIUM
- 4 ST ANDREWS CASTLE
- 5 OLD COURSE
- 6 ST ANDREWS BUS STATION
- 7 ST ANDREWS MUSEUM
- 8 UNIVERSITY OF ST ANDREWS
- 9 ST ANDREWS BOTANIC GARDEN
- 10 KINNES BURN
- 11 ST ANDREWS UNITED FOOTBALL CLUB
- 12 CYCLEPATH
- 13 ALDI
- 14 MORRISONS
- 15 UNIVERSITY SPORTS COMPLEX

Local Amenities

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, just moments from the property, 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 located within a mile; private schooling options include a Montessori nursery and St Leonards School, both of which are accessible on foot. Situated in the East Neuk of Fife, St Andrews is approximately a 30-minute drive from Dundee and a 90-minute drive from Glasgow and Edinburgh. Excellent local and intercity bus links serve the town, with rail links nearby and daily direct flights to London available from Dundee Airport.





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All sizes are approximate.