



Thorntons 
The right way to move

20 Melbourne Place, St Andrews

Fife, KY16 9EY





This charming three-bedroom double upper apartment is ideally situated in historic St Andrews, within easy walking distance of the town's shops and amenities, its world-renowned university and golf course, and the scenic sandy beachfront. The HMO property offers bright, neutral interiors with a bathroom refitted last year and a shower room appointed in 2023. The common areas were also redecorated in 2024 and re-carpeted. The sunny enclosed garden is sizable and features a versatile bothy—a perfect retreat for guests or home working.

The property spans the ground and first floors of a traditional sandstone terrace, with its own entrance that opens into a mosaic-floored vestibule and hall. The hall flows into a light-filled reception room for relaxation and dining. This carpeted space boasts an ornamental brick fireplace and plentiful recessed shelving. It also provides direct access to the kitchen, which opens onto the garden via a rear porch. The bright kitchen has an understated design in white and wood tones, accommodating a freestanding washing machine, microwave, gas cooker, and, in the reception room, a standalone fridge freezer.

Features

- Desirable coastal town location
- Double upper apartment (HMO licence until Aug 2026)
- Modern neutral décor, upgrades in 2023/2024
- Vestibule and entrance hall
- Light-filled living/dining room with storage
- Bright kitchen with rear porch to garden
- Three double bedrooms (one with storage)
- Ground-floor shower room
- First-floor bathroom
- Store on the upper landing
- Large, sunny, enclosed garden
- Self-contained bothy (featuring lounge/kitchen and shower room)
- Public parking close by
- Gas central heating and double-glazing



"The HMO property has undergone recent upgrades, and plans for a fourth bedroom have previously been approved."





Completing downstairs is one of the three carpeted double bedrooms on offer, featuring cupboard storage and served by a shower room with a chicly aqua-panelled walk-in shower. The remaining two bedrooms are upstairs, accessed via a landing with a deep store, which had planning (now lapsed) for a fourth bedroom. Completing this level is an airy bathroom with a shower-over-bath and attractive patterned flooring. The property benefits from gas central heating and full double glazing.

Outside, the generous rear garden is secure and southwest-facing. A lawn and seating areas sit beside a self-contained bothy with a lounge/kitchen (equipped with a fridge freezer, washer dryer, and cooker) and a shower room. There is a public car park nearby for parking.

Extras: The sale includes all fitted floor coverings, light fixtures, curtains (double-lined in the living room), and kitchen appliances in the primary residence and the bothy. Existing beds, wardrobes and living room furniture can be included, subject to negotiation.

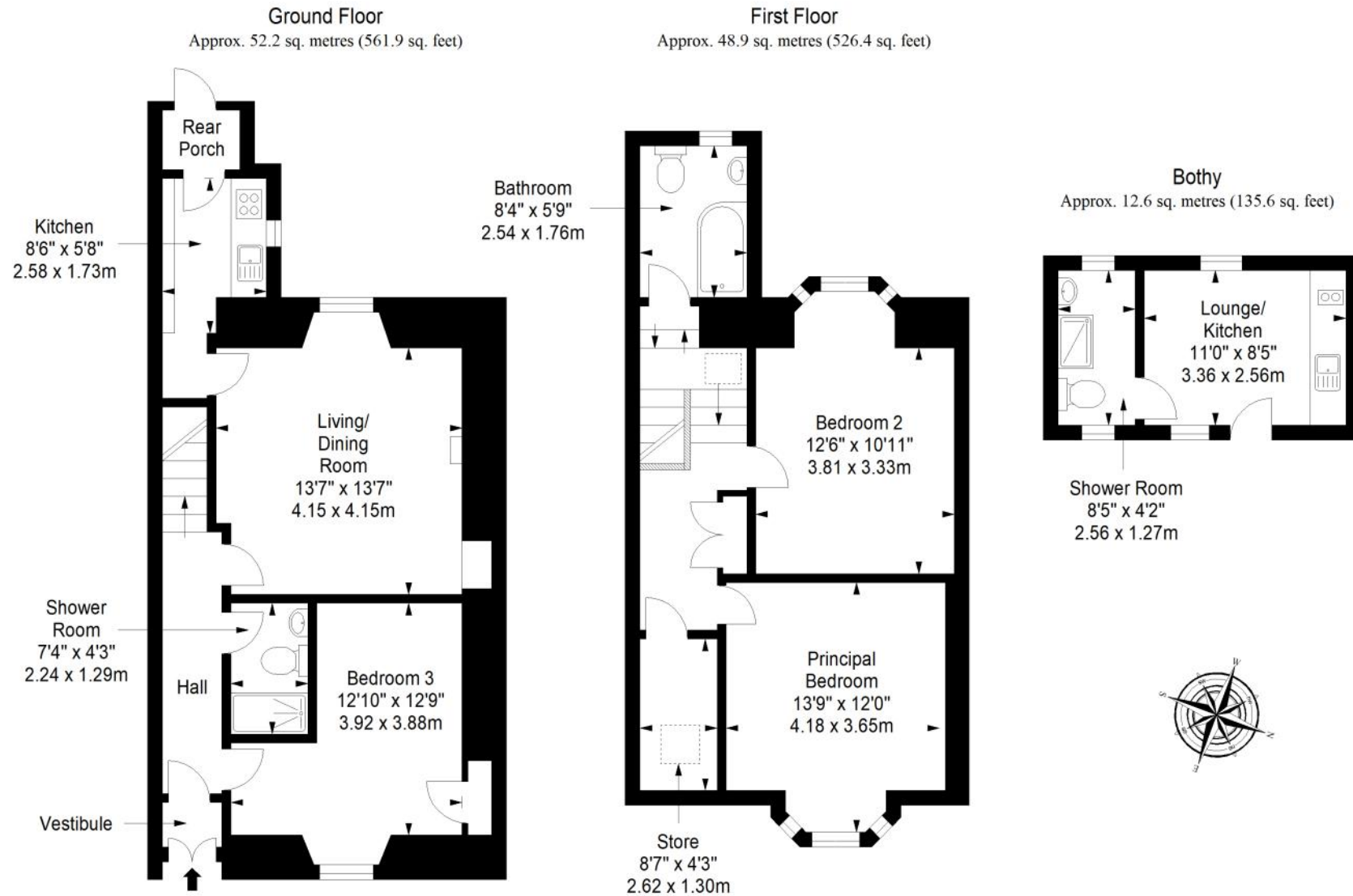




St Andrews, Fife

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. Excellent local and intercity bus links serve the town; daily direct flights to London are available from Dundee airport.

Floorplan





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