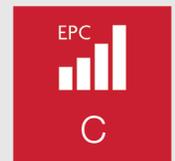




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## 7 Ellice Place, St Andrews

Fife, KY16 9HU





## Summary

Situated in the heart of historic St Andrews, this spacious upper villa, with a current HMO licence for 6 persons, forms part of a traditional stone building and offers characterful interiors over three floors. The home features an elegant living and dining room with period cornicing, a compact galley kitchen, and six bedrooms, including an impressive principal suite on the top floor, all served by a shower room, a bathroom and a WC. With its central location close to shops, cafés, the university, and the famous beaches and golf courses, the property represents a superb opportunity for family living, investment, or student accommodation. Extras: All fitted floor and window coverings and light fittings are included, whilst most of the furniture and contents are available through separate negotiation.

## Features

- Three-storey upper villa in sought-after St Andrews
- Prime central location close to shops, cafés, university, and beaches
- Current HMO licence for 6 persons, expiring 2027
- Welcoming hallway with storage
- Elegant living and dining room
- Contemporary galley kitchen with storage
- Secluded principal bedroom with adjoining shower room
- Five further bedrooms of which 3 are doubles and 2 single
- Family bathroom and convenient guest WC
- Regulated parking on surrounding streets
- Gas central heating and full double glazing



“Exceptionally spacious three-storey maisonette in the heart of St Andrews with a current HMO licence for 6 persons, expiring 2027.”







↕

“Characterful period home with six bedrooms and versatile interiors”



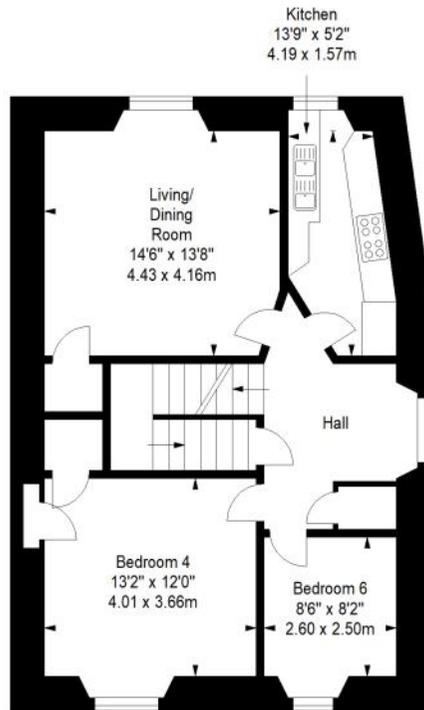
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# Floorplan

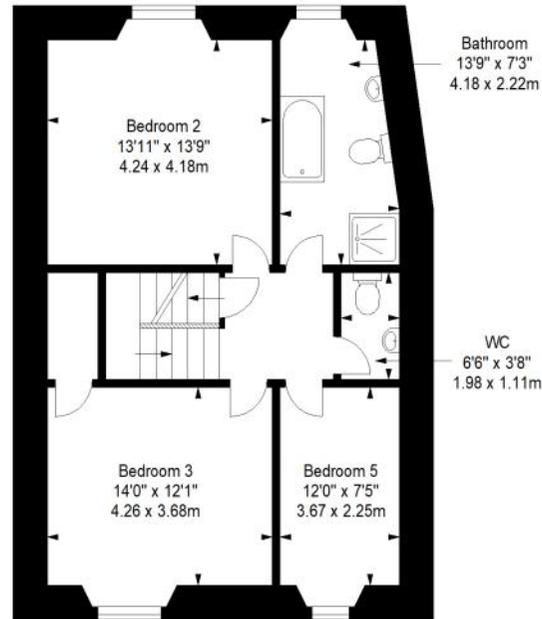
**Ground Floor**  
Approx. 7.6 sq. metres (81.8 sq. feet)



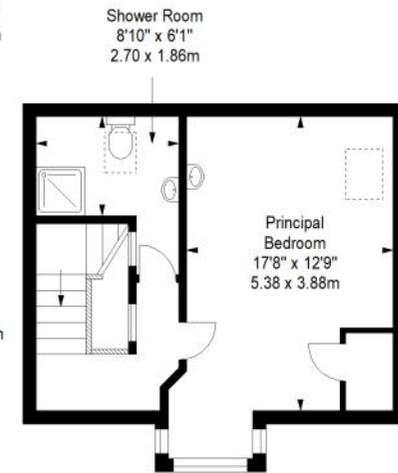
**First Floor**  
Approx. 71.9 sq. metres (774.0 sq. feet)



**Second Floor**  
Approx. 70.9 sq. metres (763.2 sq. feet)



**Third Floor**  
Approx. 38.6 sq. metres (415.5 sq. feet)



Total area: approx. 189.0 sq. metres (2034.5 sq. feet)



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