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19 CITY ROAD *ST. ANDREWS, KY16 9XQ*





19 City Road

UNDER OFFER - Similar Properties Required!

Location. Location. Location.

Welcome to this stunning double-upper apartment located on City Road in the heart of St. Andrews! This fabulous property boasts 4 bedrooms, 3 bathrooms, and a generous 1,496 sq ft of modern living space spread over two floors.

Offered 'For Sale' with Colin Jenkins of AMAZING RESULTS!™ Estate Agents, this superb 4 bedroom Double Upper Apartment is currently utilised as a very successful student letting business with an HMO licence for four people. Ideal for investors, this apartment presents a fantastic House in Multiple Occupation (HMO) opportunity, making it a lucrative option for those looking to expand their property portfolio.

Situated within walking distance of the university, cafes, restaurants, pubs, shops, golf courses, and beaches, this apartment offers the perfect blend of convenience and leisure. Don't miss out on the chance to own a piece of prime real estate in the vibrant university town of St. Andrews.

The property also offers parking space for 2 vehicles, a rare find in this central location.

Offers Over £650,000





DESCRIPTION

Enjoying a superb setting, right in the heart of historic St Andrews, 19 City Road is arguably the premier flat in the building, a fabulous 4 bedroom Double Upper Apartment which offers generous, high quality accommodation on 2 levels. The main door to the property is accessed via a security entry phone and gives entry to the well-maintained communal entrance hall with stair rising to the second floor.

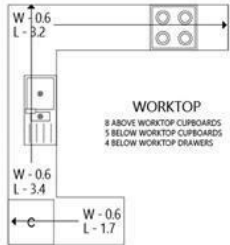
A welcoming reception hall leads to the bright and spacious living/dining room with bay window that looks out onto City Road. The fully fitted kitchen/breakfast room is made up of modern base and wall units, along with integrated hob, oven, and other appliances. A large double bedroom and shower room complete the accommodation at this level. A carpeted stair from the main hall leads to upper landing proving access off to 3 further bedrooms (2 with en-suite bathrooms) and _____

The apartment has been successfully run as a HMO and it should be of particular interest that there is a 2024/25 student let in place.

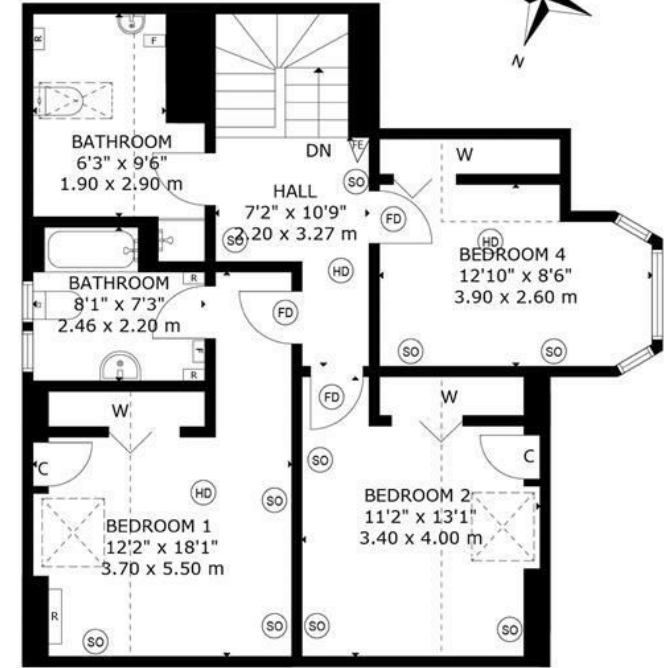
Early viewing is advised. Call your local Professional Estate Agent Colin Jenkins today to book your appointment. 01334 500 800 | 07977 170505.



- ⊙ SD Smoke Detector
- ⊙ HD Heat Detector
- ⊙ FD Fire Door
- R Radiator
- ⚠ Fire Extinguisher
- WM Washing Machine
- CO Cooker/Oven
- F/F Fridge/Freezer
- DW Dish Washer
- ⊙ C Carbon Monoxide Detector
- ⊙ SO Socket
- ⚠ Fire Blanket
- G Gas Mains
- B Boiler



SECOND FLOOR



THIRD FLOOR



NO.19 CITY ROAD, ST. ANDREWS KY16 9XQ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,537 SQ FT / 143 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LOCATION

Number 19 City Road is enviably located in one of the most-sought after residential areas of St Andrews, just off South Street, only a short walk to the town centre, universities and the Old Course.

The ancient and historic university town of St Andrews offers residents a superb mix of amenities and facilities and is renowned worldwide as the "Home of Golf", the Royal and Ancient Golf Club, the famous Old Course and is regarded as one of the finest towns and best places to live in Scotland. Its amenities include Scotland's oldest university, founded in 1413, beautiful award-winning beaches, historic buildings, including the ruins of the cathedral, castle, St Rule's Tower and a wide variety of specialist shops and restaurants. There are many other golf courses in the area, including The Dukes, Kingsbarns and the Fairmont St Andrews complex.

St Andrews provides good state schooling at Madras College and private schooling at St Leonards (for girls and boys up to the age of eighteen) and The High School of Dundee is within easy reach. St Andrews is well placed for commuting to most of the surrounding towns such as Dundee, Perth, Kirkcaldy, Glenrothes and Cupar. Fife's pretty East Neuk is nearby with its quaint picturesque fishing villages such as Anstruther, Pittenweem and Elie whilst the bustling county market town of Cupar is a short drive to the west. The railway station at nearby Leuchars is on the main Aberdeen to London line and provides a fast link to both Dundee and Edinburgh. Edinburgh airport with its shuttle service to London is approximately fifty miles away and further airport facilities and London flights are available from Dundee.

KEY FEATURES

- * Fantastic HMO opportunity, rarely available
- * In prime central St Andrews
- * Walking distance of university, cafes, restaurants, pubs, shops, golf and beaches
- * Exclusive contemporary Double Upper Apartment
- * Fabulous, move-in condition accommodation
- * Spacious modern living - approx 1,496 sq ft
- * Successful student let with four-person HMO
- * 4 double bedrooms
- * Lounge/dining room & kitchen/breakfast room
- * 2 en-suite bathrooms & shower room
- * Security entryphone
- * Gas heating & double glazing
- * 2 secure designated parking spaces

PARKING

There are two designated car parking spaces located below the building for exclusive use of this flat.

HMO LICENCE

Number 19 City Road has an HMO licence and is run as a successful student let. Currently the property has a gross monthly rental income of £3,400 with a 2024/25 student let in place.

SERVICES

Mains water, gas, electricity and drainage. Central heating from gas fired boiler.

The development is managed by Ross & Liddell that includes maintenance of mutual parts of the building and grounds around as well as block insurance for the building. Annual Charges approx. £1,700.

EXTRAS

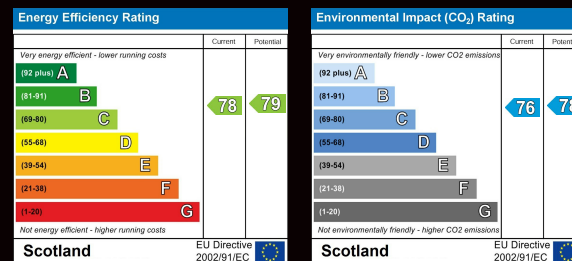
All the standard fittings and fixtures are included in the sale. The furniture and contents are potentially available by separate negotiation.

VIEWING

Viewing by appointment. Please call your local Estate Agent, Colin Jenkins at AMAZING RESULTS!™ to see this property today. 01334 500 800 | 07977 170505. To view additional Photographs, Floor Plans, Property Tours and Social Media content or to arrange a viewing online, please visit our website. www.AMAZINGRESULTS.com.

PROPERTY TO SELL?

Why not find out how much your property is worth today with a free, no obligation valuation from your local Professional Estate Agent, Colin Jenkins. 01334 500 800 | 07977 170505. Arrange a free valuation online at AMAZINGRESULTS.com.





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What's your home worth? We have demand from buyers looking for property in your area. So why not find out how much your property is worth in today's market and let us help you keep moving. Book your free valuation with your local Professional Estate Agent online at AMAZINGRESULTS.com or call 0800 999 1565. Open until 8pm, 7 days a week.

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