

Upper Flat, 1 Alfred Place

ST ANDREWS, FIFE, KY16 9XG



Exceptional four-bedroom upper maisonette



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McEwan Fraser Legal is proud to present this exceptional four-bedroom, two-bathroom maisonette occupying the first and second floors of a handsome Victorian end-terraced property within the St Andrews Conservation Area. Perfectly positioned on City Road, between South Street and Market Street, the property enjoys a prime location in the heart of town.

The property has an HMO license for four people and is currently tenanted making it an exceptional investment opportunity.

THE SITTING/DINING ROOM



Accessed via a curved staircase with a teak handrail and cast iron balusters, the maisonette is generously proportioned and tastefully decorated in neutral tones. On the first floor, the accommodation comprises a large sitting/dining room with original sash and case windows and elegant ceiling cornice detail, a well-equipped kitchen with ample storage, a gas cooker, fridge/freezer, and a utility cupboard housing a washing machine and tumble dryer. From the kitchen, double French doors open onto a private balcony offering beautiful views over lush greenery, an ideal spot for al fresco dining.

THE KITCHEN





Also on this level are two bedrooms: a double to the rear with French doors leading to a balcony, and a spacious single bedroom to the front. A modern shower room completes the first floor.

THE SHOWER ROOM



BEDROOMS 1 & 2





On the second floor, there are two further well-proportioned bedrooms with built-in storage and a second shower room.

The property benefits from gas central heating, tasteful modern finishes, and an HMO license for four occupants, making it an outstanding investment opportunity for rental or holiday accommodation.

THE SHOWER ROOM



BEDROOM 3



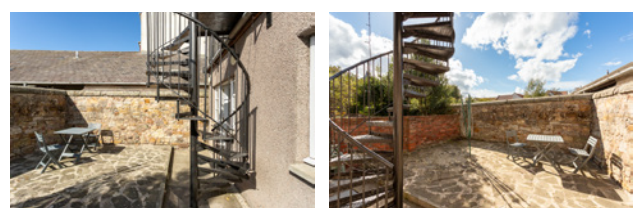
BEDROOM 4



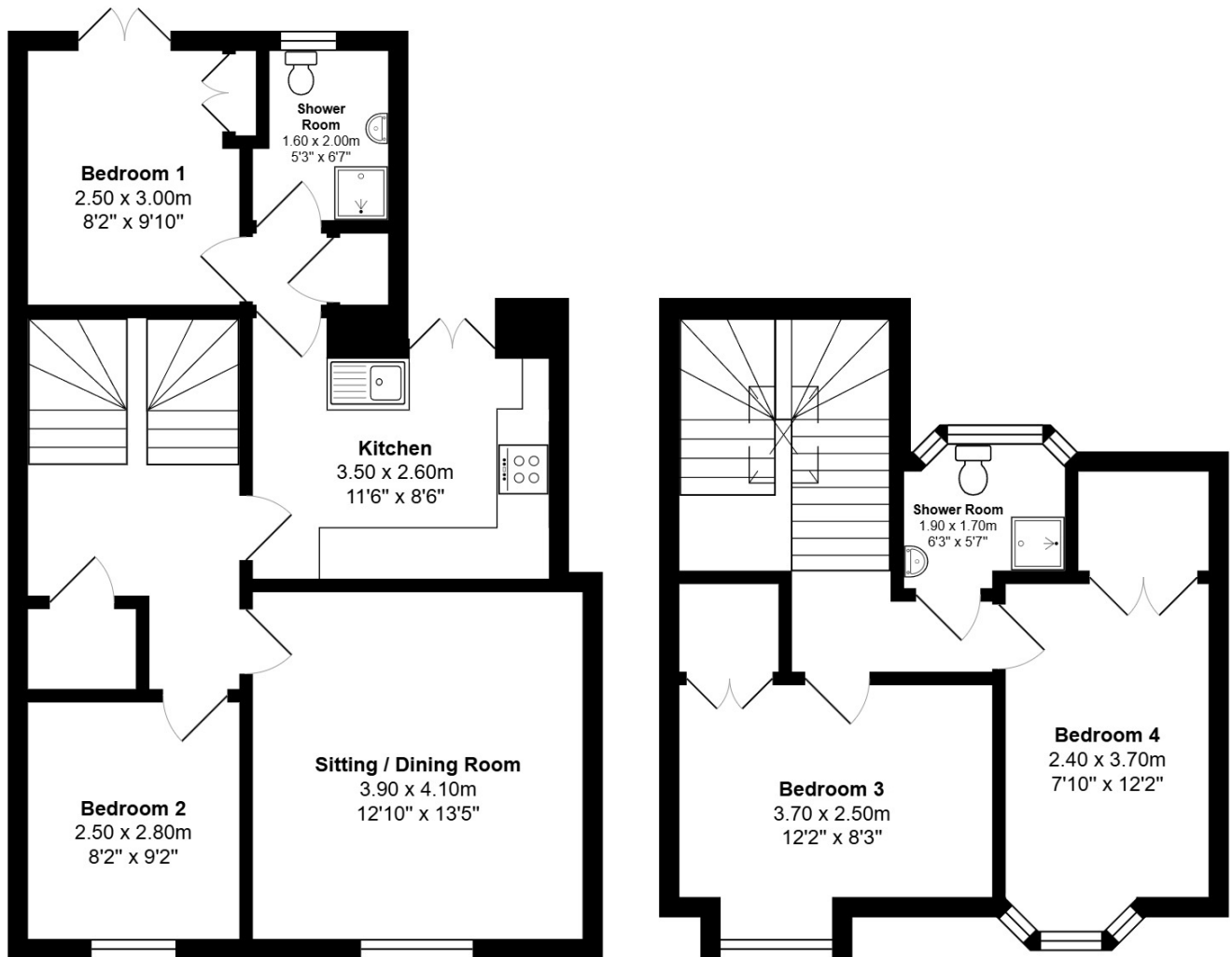
Externally, the property is fronted by a gated stone and wrought iron wall with an attractive low-maintenance garden, while a spiral staircase from the rear courtyard provides an additional emergency exit route.

This charming and versatile upper maisonette combines classic Victorian character with modern living and is ideally suited for investors or those seeking a spacious home in central St Andrews.

EXTERNALS

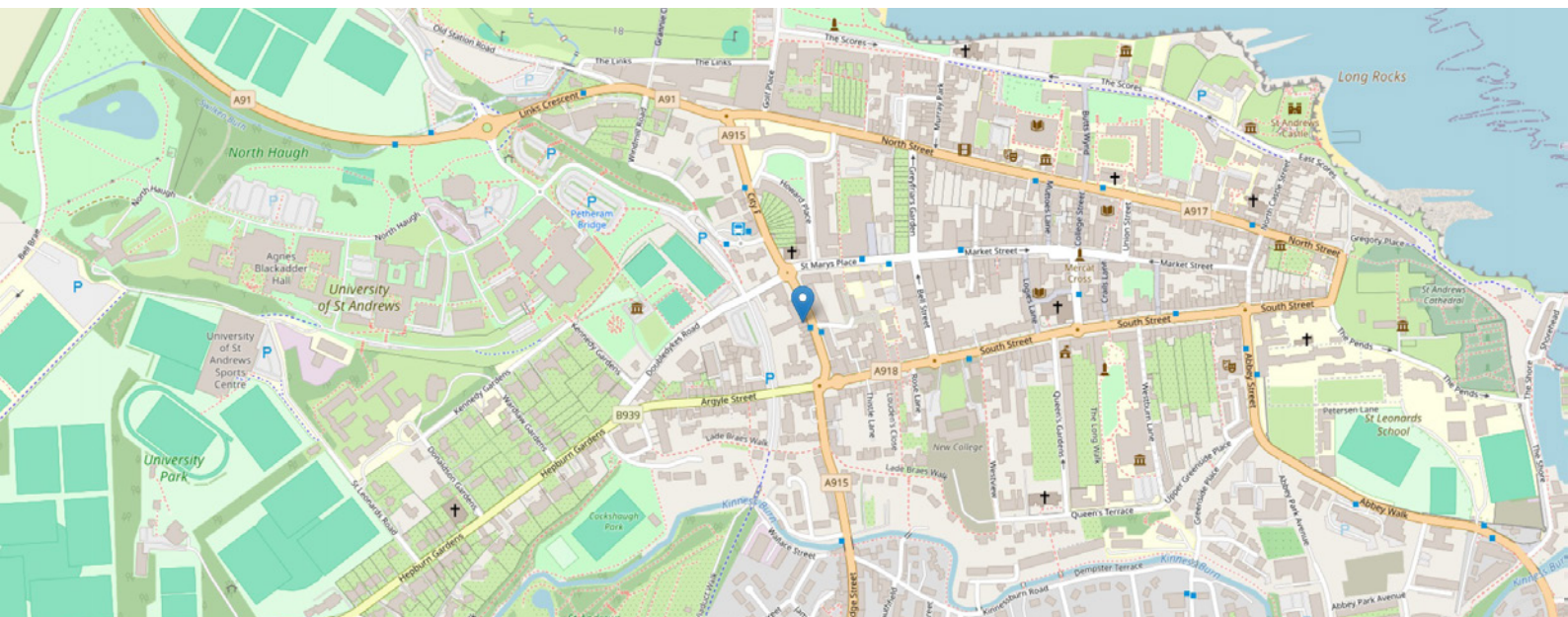


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 89m² | EPC Rating: C



THE LOCATION

St Andrews is renowned globally as the home of golf and as the site of Scotland's oldest and top-ranked university. It is also an attractive, thriving coastal town that appeals equally to residents, students and visitors. The town offers an excellent variety of independent and high street shops, including artisan producers such as Fisher and Donaldson's Bakery and Mitchell's delicatessen, as well as a diverse range of national retailers such as Jo Malone, Highland Soap Company and Seasalt Cornwall alongside Tesco, Boots and H&M. The property is well placed to meet all of your shopping needs, situated within a few minutes walk of all of these stores. The town also boasts beautiful restaurants and bars.





Education is a key feature of St Andrews, with excellent provision at all levels. Beyond its academic reputation, the town offers a rich and rewarding lifestyle set against the backdrop of Fife's stunning east coast. The surrounding countryside and coastline are ideal for walking, cycling, sailing, and riding, with the renowned West Sands beach stretching for nearly two miles. Other scenic coastal spots such as Elie, Tentsmuir, and Kingsbarns are also within easy reach.

Golf lovers are truly spoilt for choice, with access to the world-famous Old Course, as well as nearby gems including Kingsbarns, Crail, Lundin Links, and the championship course at Carnoustie. Cultural attractions abound, from the historic cathedral and castle ruins to the St Andrews Botanic Gardens and local museums. The area is also home to several National Trust properties, including Kellie Castle and Hill of Tarvit.

For commuters and travellers, the location offers excellent transport links. Regular bus services connect St Andrews with nearby Fife towns, while railway stations at Leuchars, Cupar, and Dundee offer convenient travel by train. Edinburgh is accessible by car in approximately 90 minutes, or just over an hour by train. Edinburgh International Airport is also within comfortable reach, making this a well-connected base for both local and international travel.



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