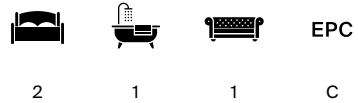




NORTH STREET

St Andrews, Fife

MAIN DOOR, TWO BEDROOM, DUPLEX APARTMENT IN THE HEART OF ST ANDREWS.



Local Authority: Fife Council

Council Tax band: C

Tenure: Freehold

Offers Over: £495,000

DESCRIPTION

Perfectly positioned on one of St Andrews' most historic and prestigious streets, 115 North Street presents a rare opportunity to acquire a traditional, main door duplex apartment in the very centre of the town, currently let to students.

The main door entrance stair leads up to the first floor comprising a bright open plan living, dining, and kitchen space, creating a sociable hub within the property. There is a further double bedroom on this level as well as stairs up to a well-proportioned principal bedroom, alongside a bathroom fitted with a bath and overhead shower.

Accessed via a traditional main door entrance, the property has a clear sense of individuality, functioning as a self-contained duplex within the heart of the town centre.

LOCATION

North Street occupies a prime position in the very heart of St Andrews, placing the property moments from the University and within immediate reach of the town's shops, cafés, and restaurants. Its central setting makes it ideally suited to student living, with academic buildings and amenities all within walking distance.

Equally, the location offers exceptional appeal as a town centre bolt-hole, with the Old Course and West Sands just a short stroll away. Combining convenience with the character and history of St Andrews' most established streets, North Street remains one of the town's most desirable and consistently sought-after addresses.



INVESTMENT

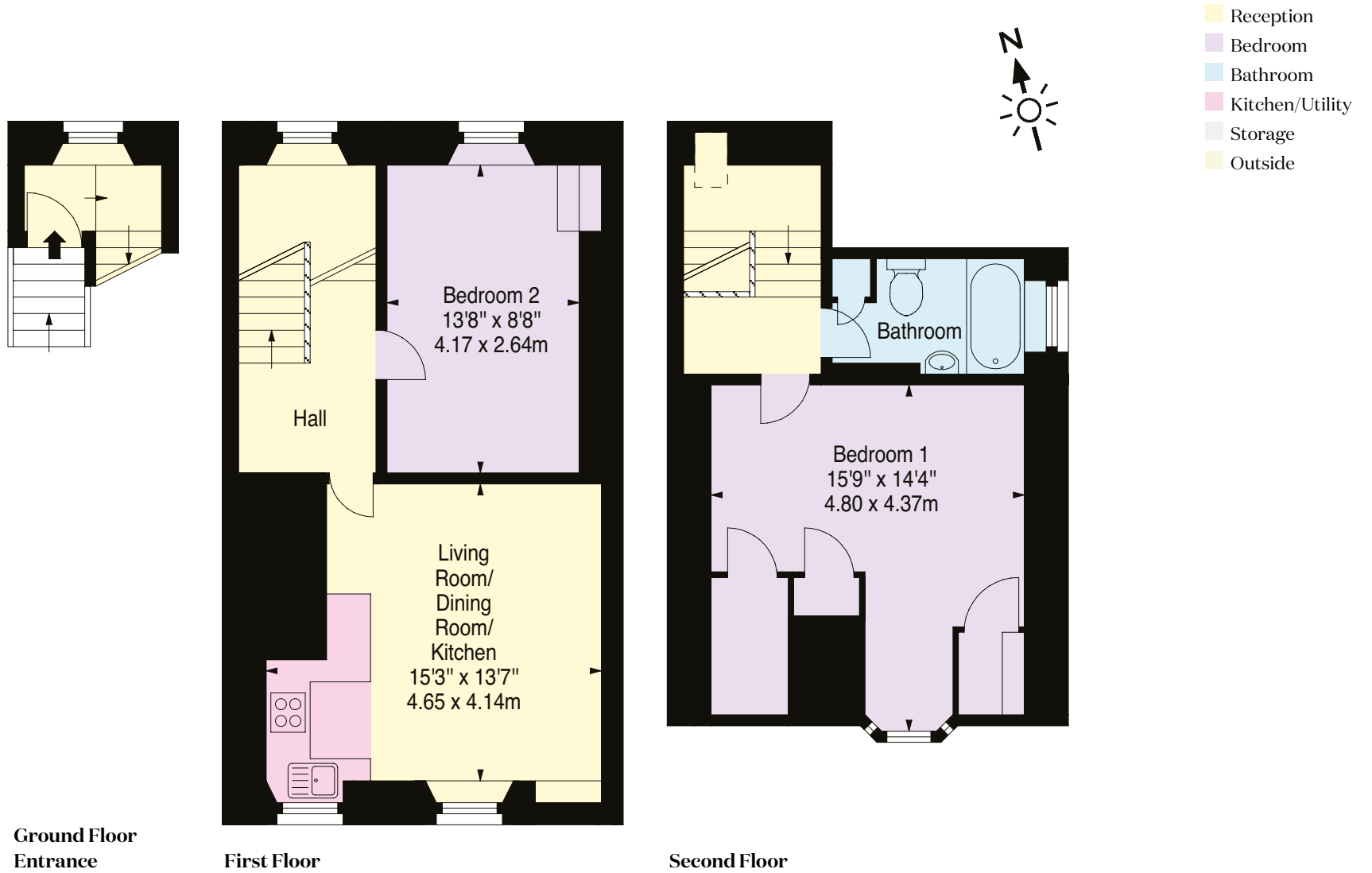
The property is currently let to students, achieving £675 per bedroom per month (excluding bills), equating to an established and reliable income stream. It is expected to be sold with vacant possession and there is clear scope for rental growth on the current rents, reflecting continued demand and strong rental market conditions within St Andrews.

This combination of existing income and upgrade potential makes the property an attractive proposition for investors seeking both yield and future uplift. The property is also situated next to the new T-Squared Social sports bar and cinema at the New Picture House, that was opened by Tiger Woods and Justin Timberlake in 2025.

KEY FEATURES

- Prime North Street address in central St Andrews
- Traditional stone-built main door duplex apartment
- Open-plan living/dining/kitchen space
- Two well-proportioned double bedrooms
- Strong and consistent letting demand in St Andrews
- Available with vacant procession this summer.





Approximate Gross Internal Area
758 Sq Ft - 70.42 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

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