



28 Argyle Street, St. Andrews, KY16 9BU

Offers Over £485,000



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St. Andrews
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The Mayflower, 28 Argyle Street is a traditional maisonette apartment with a recently renewed HMO licence for three people. It is enviably located in a Conservation Area close to the centre of St Andrews, within a short walk of cafés, shops, restaurants, bus station, the world famous Old Course and university.

Formed over two levels, the first floor accommodation comprises: a reception hallway, open plan lounge and kitchen, double bedroom, shower room and W.C. / cloakroom. The lounge features a recessed shelved area with an outlook over Argyle Street. The kitchen has a breakfast bar, integrated hob, oven, fridge and freezer, space for free standing appliances and floor and wall mounted units with complementary work surfaces. The generous double bedroom enjoys a dual aspect and has a wash hand basin with vanity unit below. The shower room comprises of a shower cubicle with wet wall surround. The W.C. / cloakroom comprises a W.C. and wash hand basin. The upper floor accommodation comprises: two further, dual aspect, double bedrooms, each with built-in wardrobes and a

wash hand basin with vanity unit below.

The property further benefits from gas-fired central heating and partial double glazing.

Rollos highly recommend an early inspection to appreciate the location and accommodation on offer.





- Maisonette apartment
- In Conservation Area
- Open plan lounge / kitchen
- HMO licence for three people
- Three bedrooms
- Shower room
- W.C.
- GFCH & Partial DG

INCLUDED

All fitted carpets, fitted floor coverings and integrated kitchen appliances will be included in the marketing price.

SERVICES

Mains water, drainage, gas and electricity are connected to the property.

VIEWING

By appointment through our Rollos St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND E

EPC RATING: C

FLOOR AREA: 957.99 SQ FT







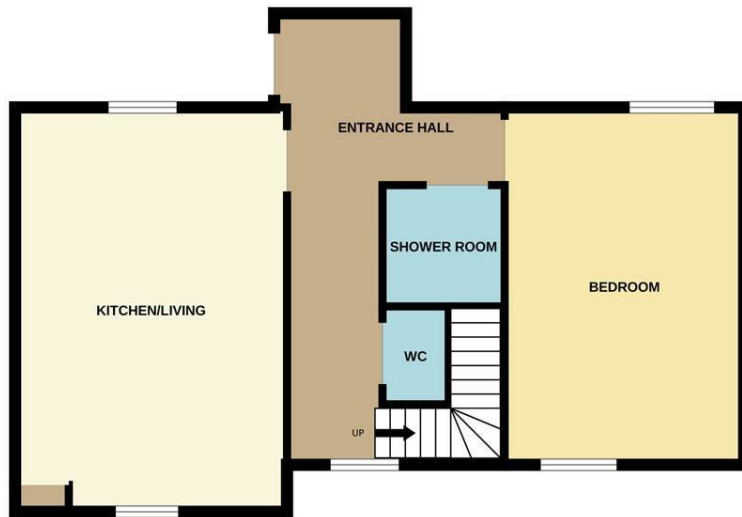
Room Sizes

Approximate measurements

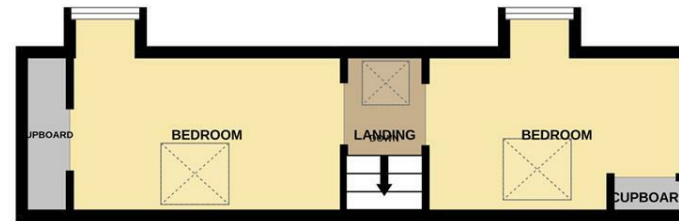
Lounge / Kitchen	12'6" x 17'11"
Bedroom	12'9" x 18'0"
Bedroom	15'8" x 10'3"
Bedroom	11'11" x 10'4"
Shower Room	5'10" x 5'10"
W.C.	5'9" x 3'7"



FIRST FLOOR



ATTIC FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.