

Old Tom Morris 1821 - 1908
Open Champion
1861, 1862, 1864 and 1867
Born in a house which stood on this site
14th June 1821

NORTH STREET

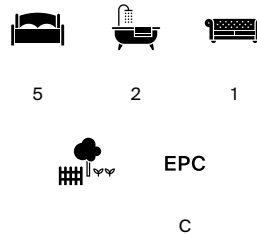
St Andrews, Fife



 Knight
Frank

THE NEW PICTURE HOUSE

A WONDERFUL ST ANDREWS OPPORTUNITY
CONSISTING OF A FIVE BEDROOM HOME
WITH STRONG INCOME AND FUTURE
DEVELOPMENT POTENTIAL.



Local Authority: Fife Council

Council Tax band: E

Tenure: Freehold

Offer Over: £925,000



DESCRIPTION

Positioned on one of St Andrews' most established and sought-after streets, 121 North Street offers a rare opportunity to acquire a substantial home in the very centre of the town, ideally suited for student accommodation or refurbished to a home.

Occupying the historic birthplace site of Old Tom Morris (1821-1908), one of the most influential figures in the history of golf and a four-time Open Champion, the property benefits from a unique origin that enhances its already prime and highly desirable location.

Arranged over ground and first floors, the property provides generous and well-balanced accommodation, throughout and currently operates as a five bedroom HMO property.

The ground floor comprises a comfortable and well-proportioned living room, together with a spacious kitchen/dining room forming the main hub of the home. The kitchen is fitted with a range of units and offers ample space for dining, while a separate utility room provides further practicality for shared living. Completing the ground floor is a sizeable bedroom that could easily be adapted into move living space as required and a shower room.





The upper floors provide four well-proportioned bedrooms, all enjoying good natural light and functional layouts, alongside a second shower room serving the accommodation. The overall condition is well maintained, allowing for continued use as a student operation, while offering scope for future enhancement.

To the rear, the property benefits from a sizeable garden area, presenting an additional and increasingly rare asset within such a central location.

INVESTMENT & DEVELOPMENT POTENTIAL

The property is currently let to students at £675 per bedroom per month (excluding bills), generating an annual income of approximately £40,500, providing an attractive and established yield from day one. The property is expected to be traded with vacant possession however this can be discussed further. In addition, there is clear scope for future rental uplift and this could be expanded with modest upgrading and repositioning.

Of particular note, a previous pre-application development enquiry was submitted in respect of development within the rear garden. While proposals for two flats were not supported, it was indicated that the local authority may consider an application for a single dwelling, subject to suitable and agreeable design. This presents a compelling opportunity for an incoming purchaser to unlock further value from the site (subject to obtaining the necessary consents).





LOCATION

North Street occupies a prime position in the very heart of St Andrews, placing the property at the centre of one of Scotland's most sought-after and historic towns. The University of St Andrews lies just moments away, ensuring enduring demand for student accommodation, with academic buildings, libraries, and amenities all within immediate walking distance.

The town centre offers a vibrant mix of independent retailers, cafés, and restaurants, while the world-renowned Old Course and the West Sands are both a short stroll from the property. This exceptional centrality ensures appeal not only for student occupation but also for those seeking a conveniently located base within the town.

In addition, the surrounding area is characterised by a blend of historic architecture and established residential uses, underpinning both the long-term desirability of the location and its ongoing investment strength. Combining convenience, heritage, and strong occupier demand, North Street remains one of the most consistently sought-after addresses in St Andrews.

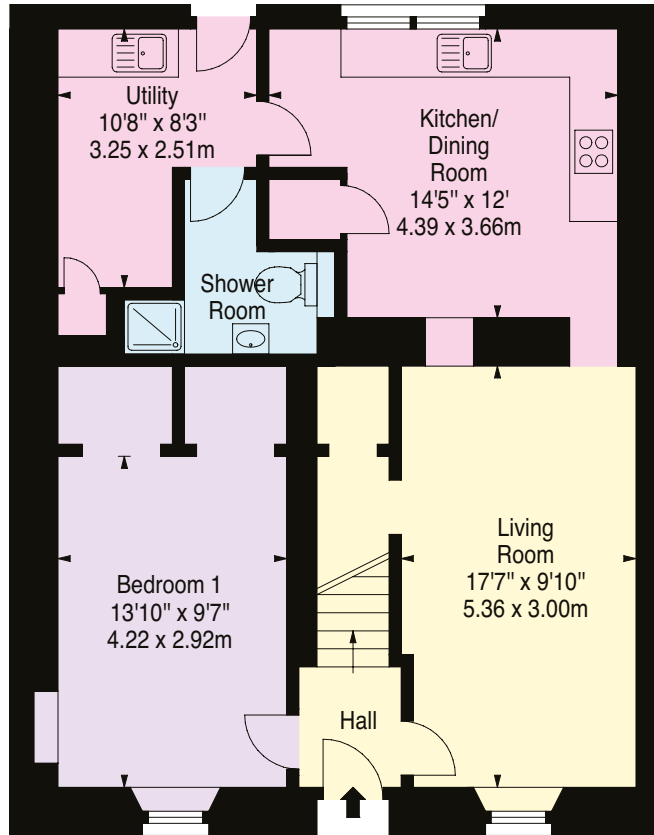


KEY FEATURES

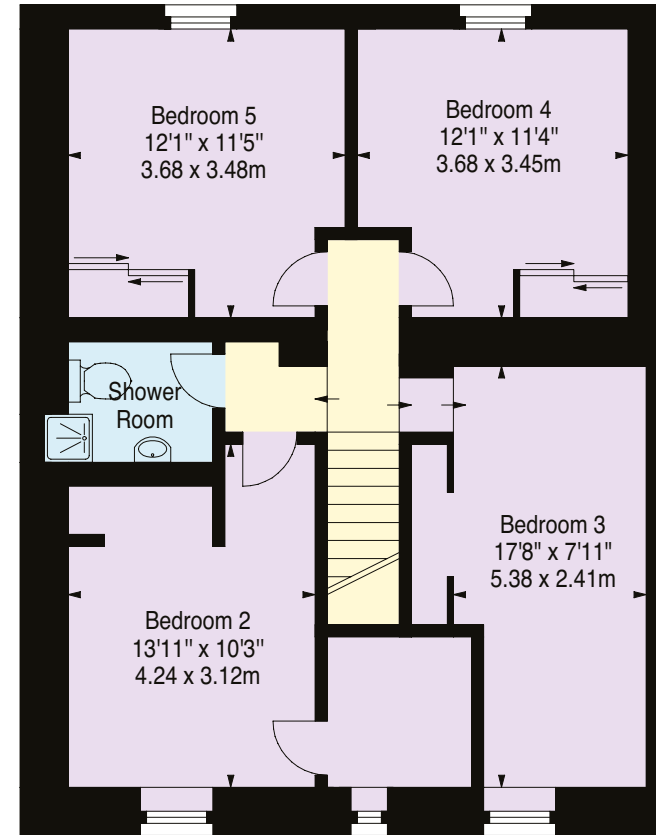
- Prime North Street address in central St Andrews
- Located on the historic birthplace site of Old Tom Morris
- Five well-proportioned bedrooms and excellent living accommodation on offer
- Private rear garden with development potential (subject to planning)
- Established and highly lettable configuration
- Available with vacant possession in summer 2026.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor

Approximate Gross Internal Area
1497 Sq Ft - 139.07 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.

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We would be delighted
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