

INVESTMENT AND DEVELOPMENT FOR SALE

RARE ACQUISITION OPPORTUNITY

PLANNING CONSENT IN PLACE
FOR FURTHER DWELLINGS

SHORT DISTANCE FROM ST
ANDREWS TOWN CENTRE

OPTION TO PURCHASE SOLO OR
WITHIN A PORTFOLIO OF 6
PROPERTIES

IDEALLY CLOSE TO THE
UNIVERSITY OF ST ANDREWS

GENERATES AN ANNUAL INCOME
OF £57,600

**OFFERS OVER £1.1
MILLION**



VIDEO TOUR



WHAT 3 WORDS

10/12 ARGYLE STREET ST ANDREWS, KY16 9BW

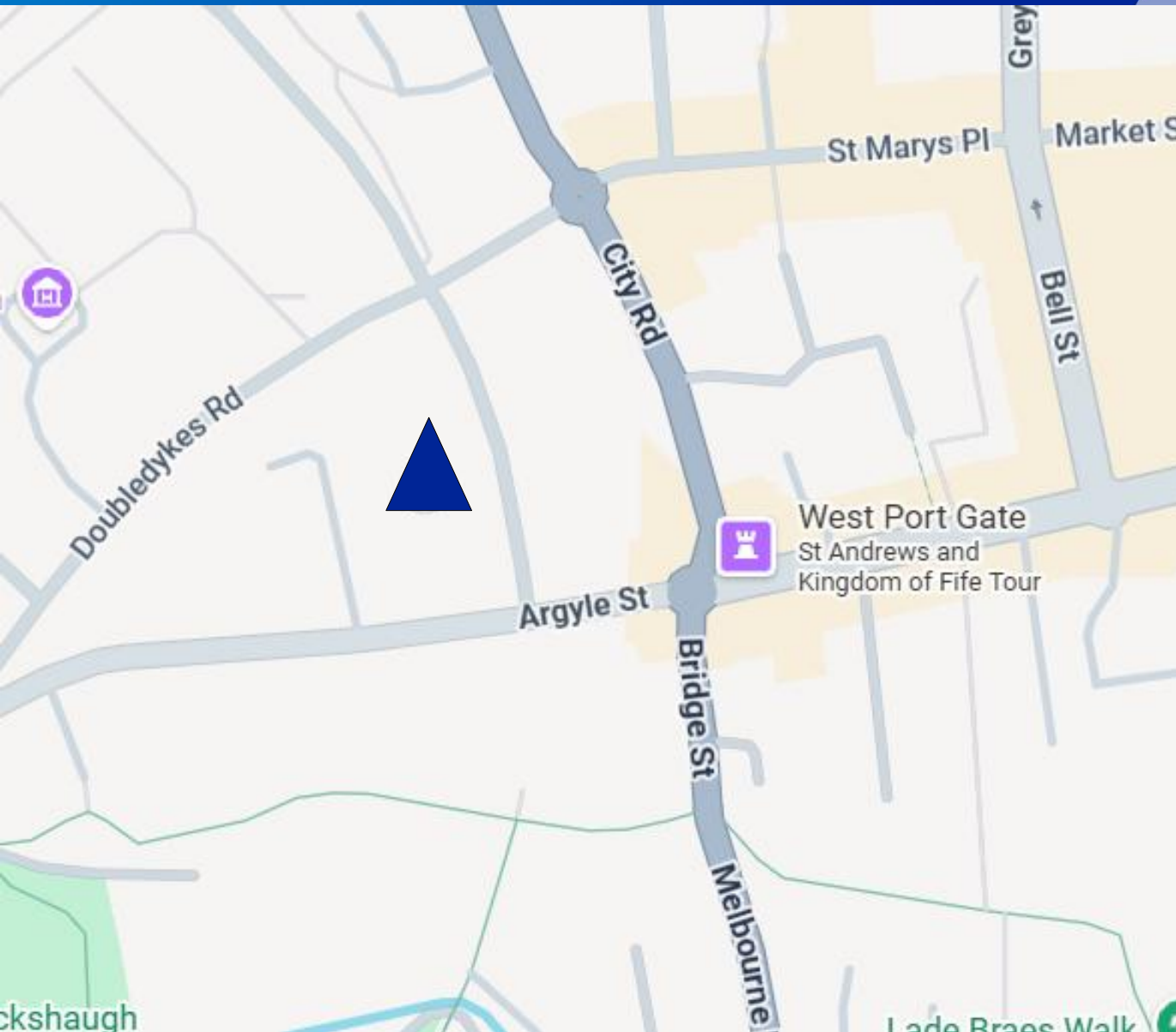
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Location

10/12 ARGYLE STREET ST ANDREWS, KY16 9BW



Location

The university town of St Andrews is situated on the north east coast of Fife approximately 25 km (15 miles) south of Dundee, 56 km (35 miles) east of Perth and circa 80 km (50 miles) northeast of Edinburgh.

The town has a resident population of some 18,800 persons which is boosted by an influx of approximately 10,300 students during term time.

Additionally, St Andrews is known throughout the world as the Home of Golf and is an important historic town which ensures a healthy flow of tourists all year long.

The property occupies a highly desirable position in Argyle Street, just off South Street and within easy walking distance of the town's main attractions, shops, and restaurants.

Its proximity to the University of St Andrews and historic landmarks makes it an exceptional investment opportunity in one of Scotland's most sought-after addresses.



FIND ON GOOGLE MAPS



10 & 12 Argyle Street

10/12 ARGYLE STREET ST ANDREWS, KY16 9BW



The Property

10 and 12 Argyle Street feature two three-bedroom flats contained within a 3-storey property.

There is planning permission for the conversion of the property into 3 flats including a 2.5 storey extension. Further information is available on Fife Council planning portal under ref [**24/02955/FULL**](#).

In addition, there is a large garden to the rear which offers scope for further development. Architect plans are available showing this.

Both properties combined generate a monthly income of £4,800.



Price

Our client will consider offers over £1.1 million for their heritable interest.

Lease Terms

Both properties combined generate a monthly income of £4,800. Equating to £57,600 annually.

Planning

There has been approved planning at 10/12 Argyle Street for the sub-division of two flatted dwellings to three flatted dwellings with 2.5 storey extension.

There are further architect drawings for an additional 2 x 2-bedroom flats in the garden.

Further information is available within the Fife Council Planning Portal under reference 24/02955/FULL

Energy Performance Certificate

Available upon request.

VAT

All prices quoted exclusive of VAT

Legal Costs

Each party to bear their own costs in connection with this transaction.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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