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**Westportlea, 162 South Street**  
| St Andrews | KY16 9EG

Offers Over £365,000

Sitting/Dining Room	15'9 x 12'1	4.80m x 3.68m
Kitchen	9'10 x 9'0	3.00m x 2.74m
Rear Porch	6'3 x 3'1	1.91m x 0.94m
Bedroom 1	15'11 X 11'0	4.85m X 3.35m
Bedroom 2	15'11 x 11'0	4.85m x 3.35m
Bathroom	7'3 x 6'2	2.21m x 1.88m
Cloakroom	7'1 x 2'7	2.16m x 0.79m

This charming C listed traditional terraced town centre property is enviably located in the heart of the historic town, within walking distance of restaurants, St Andrews Cathedral and Castle. The property is a ten minutes walk to the Old Course and is also within easy walking distance of all university departments. The property whilst retaining many original features is in need of modernisation. The accommodation comprises entrance hall, sitting/dining room, kitchen, two double bedrooms, bathroom, cloakroom and rear porch. The property benefits from gas central heating and double glazed sash and case windows. Once refurbished the property would make a comfortable private residence, an ideal golfing base/holiday home or could be viewed for its investment potential through letting. EPC D

- Traditional Terraced Property
- Town Centre
- Sitting/Dining Room
- Kitchen
- 2 Double Bedrooms
- Bathroom
- WC, EPC D
- Gas Central Heating



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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