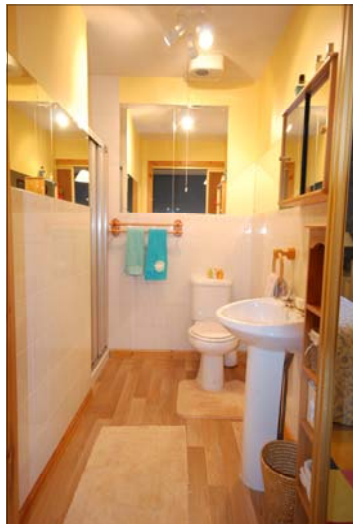


Bradburne & Co

Chartered Surveyors, Estate Agents



Master Bedroom (NW)
10'6" x 10'4"
(3.21m x 3.15m)
Fitted wardrobe with shelved and hanging space. Dimplex Convectector heater.



En suite shower room
7' x 4'
(2.12m x 1.2m)
Shower cubicle with Mira 723 shower. Wash hand basin. W.C. Xpelair extractor fan. Tiled to dado height.



Bedroom 2 (NE)
11'5" x 8'9"
(3.49m x 2.67m)
Fitted wardrobe with shelved and hanging space. Dimplex Convectector heater.

OUTSIDE

A mature hedge surrounds a private garden with lawn, gavelled area and herbaceous borders. A gravel sweep provides ample parking. Within the garden there is a garage and garden shed.

Garage
17'5" x 9'3"
(5.29m x 2.84m)

Up and over door. Power supply.

Garden Shed
8' x 6'
(2.47m x 1.83m)



VIEWING

Strictly by appointment with the Selling Agents - 01334 479479.

SERVICES

Mains electricity, water and drainage. BT line with Broadband.

FIXTURES AND FITTINGS

All fitted floor coverings are included in the sale.

COUNCIL TAX

Council Tax Band is D. The Council Tax payable for 2007/2008 is £1,483.85.

ASKING PRICE

Offers Over £215,000 are invited.

OFFERS TO:-

Bradburne & Co., 139 South Street, St. Andrews, Fife. KY16 9UN. Fax: 01334 474399.

IMPORTANT NOTICE

These particulars do not constitute any part of an offer or a contract. All statements contained herein, while believed to be correct, are not guaranteed. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

A closing date for offers may be fixed by the Selling Agents and prospective purchasers are urged to note their interest formally to the Selling Agents. The Sellers reserve the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer for any part of the subjects of sale. Any plans or maps are reproduced from Ordnance Survey © Crown Copyright 2008 Licence Number 100010747.

Bradburne & Co

Chartered Surveyors, Estate Agents

St Andrews 6 Miles

**1 Kingsloan Court,
Largoward, Fife**

Cupar 8 Miles

Edinburgh 46 Miles

Dundee 18 Miles



**DETACHED HOME IN SECLUDED GARDENS WITHIN A SMALL VILLAGE IN
EASY REACH OF ST ANDREWS AND CUPAR**

Accommodation:-

Sitting Room, Conservatory, Master Bedroom (with En-Suite), Bedroom 2, Study/Bedroom 3, Family Bathroom, Kitchen, Utility Room

**Double Glazed
Detached Garage
Parking for up to 3 cars
Garden Shed**

139 South Street St Andrews Fife KY16 9UN

Tel: 01334 479479 Fax: 01334 474399

Email: info@bradburne.co.uk Web: www.bradburne.co.uk

GENERAL DESCRIPTION

1 Kingsloan Court was built about 19 years ago in a secluded plot surrounded by a mature hedge. With modern double glazing and insulation it has a comfortable modern feel in a rural yet accessible location.

With up to three bedrooms it has flexible accommodation and ample car parking.

SITUATION

1 Kingsloan Court is situated in the attractive village of Largoward among open countryside but within easy access of St Andrews (6 miles) and Upper Largo (3 miles) where there is a Post Office and shop.

The historic university town of St. Andrews provides a comprehensive range of leisure and cultural facilities, while the East Neuk of Fife is well known for its golf courses and water sports.

Primary schooling is available in Largoward and secondary schooling in nearby St. Andrews.

A main line railway station in Cupar (7 miles) links to Edinburgh and Dundee. Edinburgh and Dundee Airports (37 miles and 20 miles respectively) have frequent national and international flights.

DIRECTIONS

Head south on the A915 from St Andrews towards Largoward. Turn right at the Stags Head Country Inn and third right into Kingsloan Court where No 1 can be found on the left. For route planning the postcode is KY9 1JH.



PARTICULARS OF SALE

1 Kingsloan Court is entered through a glazed door with glazed side panel into:-

Vestibule (SE) Glazed door to sitting room.
4'5" x 3'10"
(1.34m x 1.18m)



Sitting Room (SW) A split level room with French doors to the conservatory. Storage cupboard. Television and telephone point. 2 *Dimplex* heaters.



From the Sitting Room French Doors lead to:-



Conservatory (SW) 16' x 11'2"
(4.9m x 3.41m) Tiled floor. Double glazed. Wall lights. Blinds. *Dimplex* heater.



Kitchen (NW) Floor and walls units with stainless steel sink. *Tricity Bendix* electric oven. *Blomberg* halogen hob. *Bosch* fridge and dishwasher. Tiled splash back.



Utility Room (NW) Floor and wall units with stainless steel sink. *Zanussi* washing machine. Door to garden.
5'4" x 5'
(1.64m x 1.5m)



From the Sitting Room:-

Study/ Bedroom 3 (SW) *Dimplex* heater.
13'5" x 7'10"
(4.1m x 2.4m)

Hallway Airing/Storage cupboard housing hot water cylinder. Access to roof.
6'4" x 4'1"
(1.93m x 1.26m)



Family Bathroom (NE) Wash hand basin with mirror over. W.C. bath. *Dimplex* electric fan heater. *HeaTrae* hairdryer. Fully tiled.
6'10" x 6'2"
(2.09m x 1.88m)