

**Master Bedroom (E)** Coomed. Radiator. Television point. Telephone point.  
 14'2" x 13'7"  
 4.33m x 4.15m

**En-Suite (E)** Kohler W.C. Kohler wash hand basin. Mira shower in cubicle. Vortice extractor fan. Fully tiled. Chrome towel radiator. 1Velux.



### VIEWING

Strictly by appointment with the Selling Agents - 01334 479479.

### SERVICES

Mains electricity, gas, drainage and water. Security alarm system.

### COUNCIL TAX

Council Tax Band G. The annual Council Tax payable at present is £2,519.28

### FIXTURES AND FITTINGS

All fitted floor coverings are included in the sale.

### ASKING PRICE

Offers Over £360,000 are invited.

### OFFERS TO:-

Bradburne & Co., 139 South Street, St. Andrews, Fife. KY16 9UN.

### 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 2009 Licence Number 100010747.

### OUTSIDE

There is a spacious garden to the rear with a paved patio area. Apple and Pear trees along with mature trees give the whole garden a wonderful degree of privacy. It is mostly lawned.

**Garage** Double up and over electric door operated by remote control. Partially floored roof space. Concrete floor. Buderus gas boiler. Power and water.  
 19' x 18'1"  
 5.80m x 5.52m

**Garden Shed** Timber.  
 10' x 6'  
 3.04m x 1.83m



St Andrews 10 Miles

Cupar 17 Miles

## 12 Ladywalk Anstruther Fife

Edinburgh 48 Miles

Dundee 23 Miles



### MODERN IMMACULATELY PRESENTED FAMILY HOME SET IN A PRIVATE LOCATION WITHIN A FASHIONABLE EAST NEUK VILLAGE

#### Accommodation:-

Sitting/Dining Room, Family Room, Dining Room, Study/Bedroom 6, 5 Bedrooms (2 En-Suite), Kitchen, Utility Room, Family Bathroom, W.C.

**Double Glazing  
Gas Central Heating  
Garden  
Double Garage**

139 South Street St Andrews Fife KY16 9UN

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## GENERAL DESCRIPTION

12 Ladywalk lies in a quiet cul de sac and is a detached modern (June 2008) dwelling with an NHBC guarantee. It seems to have a wonderful feeling of spaciousness which is not surprising with three public rooms, a study and five bedrooms. The accommodation is also laid out in a most practical and agreeable way. Attached to the house is a double garage and a generous sized garden.

## SITUATION

Day to day shopping requirements are well catered for in Anstruther where there are both primary and excellent secondary schooling. Further afield St. Andrews offers a host of other facilities including shopping and all manner of cultural entertainment.

The area is awash with leisure opportunities including water sports around Fife's famous fishing villages and of course the most popular of all, golf.

Anstruther has its own marina which is becoming more popular.

The nearest mainline railway station is at Leuchars (16 miles) and air travellers have the choice of Dundee (23 miles) or Edinburgh (48 miles).

## DIRECTIONS

From St Andrews take the B9131 towards Anstruther. In Anstruther there is a roundabout. Turn left onto the A917 then take the first right. This is Ladywalk. At the fire station turn right then first left. The house is shortly after this on the right. For route planning the post code is KY10 3EX

## PARTICULARS OF SALE

12 Ladywalk is entered through a hard wood door with glazed panels into:-

**Hall (E)** Oak floor. Cornice. Radiator. Telephone point. Alarm control panel.  
14'4" x 11'11"  
4.39m x 3.66m

**Kitchen (N)**  
15'11" x 9'9"  
4.87m x 2.98m

Floor and wall units. Neff gas hob and electric oven. Neff extractor fan, Neff fridge/freezer. Neff dishwasher. Amtico floor. Cornice. Radiator.



**Utility Room**  
9'2" x 5'11"  
2.80m x 1.82m

Floor and wall units. Stainless steel sink. Plumbed for washing machine and tumble drier. Amtico floor.

**Family Room (S & W)**  
17'2" x 8'4"  
5.24m x 2.55m

Oak floor. 2 Velux windows. Door to garden. Radiator. Television point.

**W.C.**  
4'5" x 2'3"  
1.37m x 0.71m

W.C. Wash hand basin.

**Dining Room (W)** Oak floor. Cornice. Radiator  
11'6" x 10'10"  
3.51m x 3.31m



**Sitting/Dining Room (N, S & W) (L Shaped)** Cornice. 3 Radiators. 2 doors to garden. Television point. Telephone point.  
25'7" x 22'7"  
7.81m x 6.90m



**Study/Bedroom 6 (E)** Cornice. Radiator. Television point.  
9'10" x 9'9"  
3.00m x 2.98m

**Bedroom 5 (E)** Cornice. Radiator. Fitted wardrobes with mirrored doors housing electric meters. Television point. Telephone point. This room is currently used as a home cinema and has integrated surround sound system.  
14'4" x 12'8"  
4.39m x 3.89m

**En-Suite** Kohler W.C. Kohler wash hand basin. Mira shower in cubicle. Vortice extractor fan. Fully tiled. Chrome towel radiator.  
6'3" x 5'9"  
1.93m x 1.76m



From the hall a staircase with timber banisters leads to:-

**Landing** Storage cupboard housing hot water cylinder. Radiator. Access to roof space.  
19'6" x 7'3"  
5.96m x 2.21m

**Bedroom 4 (W)** Cath Kidston wallpaper. Coombed. Radiator.  
10'11" x 10'10"  
3.35m x 3.32m

**Bedroom 3 (E)** Walk in cupboard with hanging space. Coombed. Radiator.  
12' x 10'5"  
3.68m x 3.18m

**Family Bathroom** Kohler W.C. Kohler wash hand basin and bath. Vortice extractor fan. Fully tiled. Chrome towel radiator. Coombed. 1 Velux.  
(W)  
11'4" x 6'9"  
3.47m x 2.08m



**Bedroom 2 (W)** Coombed. Radiator.  
13'6" x 11'1"  
4.12m x 3.39m