

# Bradburne & Co

Chartered Surveyors, Estate Agents



## VIEWING

If you would like further details or wish to view please contact Bradburne & Co. on 01334 479479

## GRADUAL PEAK

Gradual Peak are an NHBC registered developer and have produced various high quality developments. These include Blebo Craigs, Largoward, Kinloch Stables and Bankhead in Fife. There have also been various projects in York and Ross-shire.

## RESERVATIONS

A non-refundable reservation fee of £500.00 will be paid to reserve a property. The seller's solicitor will then issue an offer to sell. Missives to be concluded within four weeks.

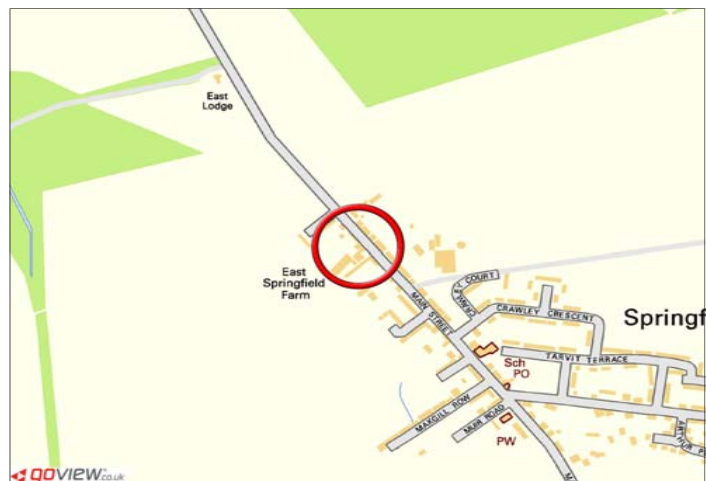
## ASKING PRICE

Fixed price of £150,000.

## 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.

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Cupar 3.5 Miles

St. Andrews 13 Miles

**PLOT 7**  
**Dairy Court**  
**Main Street,**  
**Springfield, by Cupar, Fife.**

Edinburgh 42 Miles

Perth 21 Miles



**A SEMI DETACHED FAMILY HOME ON THE EDGE OF THE VILLAGE  
WITHIN AN ATTRACTIVE AND TRANQUIL SETTING.**

### Accommodation:

Sitting/Dining Room, 3 Bedrooms (Optional En-Suite),  
Kitchen with Utility Area, Family Bathroom, Shower Room

**Gas Central Heating**  
**Front and Rear Gardens**  
**Off Street Parking**

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## GENERAL DESCRIPTION

Plot 7, Dairy Court forms part of a small development of houses on the western edge of Springfield village.

The accommodation is well laid out with 3 bedrooms and a large sitting/dining room, having a bright southerly aspect. The purchasers have an option to add an en-suite shower room to the downstairs bedroom at an additional cost.

Outside are front and rear gardens and off-street parking spaces for two cars.

## DIRECTIONS

From Cupar follow the A914 towards Glenrothes. After 2½ miles turn left at the crossroads into Springfield. Follow the road into Main Street and Dairy Court is on the left. For route planning the postcode is KY15 5SQ.

## SITUATION

Dairy Court is situated on the western edge of the village with open countryside to the rear. Springfield has a village shop, general store and public house in addition to the popular primary school. Secondary education is nearby in Cupar which also has excellent leisure facilities and shopping. The village also has train station on the Dundee/Edinburgh line.

North East Fife is renowned for its mild climate and attractive countryside with a wealth of outdoor pursuits. Golfing is available on the edge of the village at Elmwood and there are 20 other courses within easy reach including the world famous St Andrews courses and championship venue at Ladybank.

The A91 road gives swift access to Kinross and the central motorway network bringing Edinburgh, Perth and Dundee within easy reach.

## SPECIFICATIONS

### Superstructure

Timber frame construction with superior insulation qualities and roughcast block. Natural Slate and Pantile roof finishes. Internal walls painted plasterboard with taped joints. Public areas to have cornices. Roof spaces have been insulated. Floors to meet the fire and sound resistance requirements of the Building Regulations.

### Windows and External Doors

High quality new lockable windows throughout to match the traditional appearance of surrounding buildings. High quality external timber doors with 3 point locking system.

### Internal Joinery

Quality skirtings and facings throughout. Quality engineered doors, part glazed to certain rooms. Fitted wardrobes will be installed where shown on the plans.

### Plumbing and Heating

High efficiency condensing gas fired system boiler. Programmable controlled central heating with thermostatically controlled radiators and towel rails in bathroom. Mains pressure hot and cold water throughout.

### Electrical Installation

Ample wall sockets and switches throughout. Telephone and TV points are provided in all habitable rooms. Recessed downlighters or wall lights are fitted where appropriate. All properties are protected by mains powered smoke alarms to British Standards.

### Bathrooms and Cloakrooms

Bathrooms fitted with high quality white suites and chrome taps. High quality shower fittings and enclosures with pressurised hot and cold water supplies. Purchasers tile choice to generous budget depending on timing.

### Kitchens

Quality kitchen units with a choice of handles and doors depending on timing.

Integrated appliances.

Quality worktops with a choice of colours depending on timing.

Gas hob with extractor hood over and separate electric double fan assisted oven.

Stainless steel inset sink with chrome mixer tap.

### Flooring

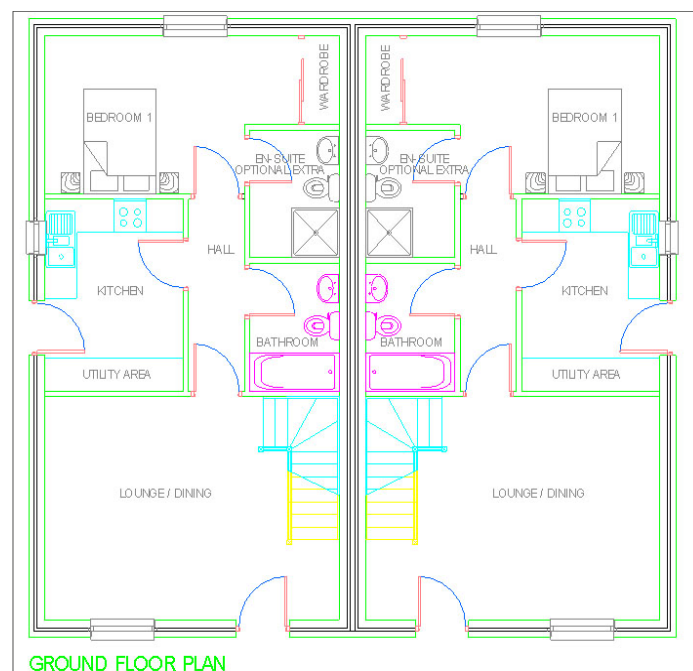
Moisture resistant particle board generally overlaid with tiles in the wet areas.

### Garden Areas

Slab pathways to entrances. Garden areas levelled off. Turf can be supplied and laid as an optional extra. Fencing and hedging as per drawings.

(PLOT 7)

(PLOT 8)



(PLOT 7)

(PLOT 8)

