

Bradburne & Co

Chartered Surveyors, Estate Agents

Cupar 6 miles

Perth 30 miles

East Baldastard Mains Cottage, Leven, Fife

St Andrews 10 miles

Edinburgh 42 miles



SEMI-DETACHED COTTAGE IN RURAL LOCATION WITH BEAUTIFUL VIEWS OVERLOOKING LARGO LAW AND THE FIRTH OF FORTH

Accommodation:-

Sitting Room, 2 Bedrooms, Kitchen, Bathroom

Oil Fired Central Heating

Double Glazing

Garden

Parking

139 South Street St Andrews Fife KY16 9UN

Tel: 01334 479479 Fax: 01334 474399

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GENERAL DESCRIPTION

East Baldastard Mains is a semi-detached cottage with two bedrooms and a sitting room overlooking the Firth of Forth. It has double glazing and oil fired central heating and would benefit from modernisation. If purchased with the adjoining cottage (West Baldastard Mains) it could be converted to one large cottage (subject to consent).

SITUATION

The property is situated in an elevated position overlooking Largo Law and beyond to the Firth of Forth. Day-to-day amenities are available in Ceres and Cupar. There is a primary school in New Gilston (one and a half miles) and secondary school in Cupar.

DIRECTIONS

From St Andrews follow the road to Ceres and turn left at the car park. Follow the road until the crossroads and turn left. Baldastard Mains is the first road on the right. For route planning the postcode is KY8 5PG.

PARTICULARS OF SALE

The property is entered through a hardwood front door into:

Hallway 6'8" x 4'5" 2.04m x 1.35m	Cupboard housing electricity meter. Radiator.
Bedroom 1 (S) 15'9" x 9'10" 4.82m x 3m	Fitted cupboard. Radiator.
Sitting Room (S) 16' x 12'6" 4.88m x 3.82m	Open fire place with tiled hearth and mantle. TV point. Telephone point. Radiator.
Bedroom 2 (S) 13'11" x 8'5" 4.25m x 2.53m	Radiator.
Bathroom (N) 8' x 4'11" 2.43m x 1.50m	Bath. W.C. Wash hand basin. Radiator.
Kitchen (N) 10'9" x 8' 3.29m x 2.44m	Stainless steel sink and drainer. Radiator. Access to roof space. Shelved cupboard. Worcester boiler. Coal shed.

OUTSIDE

The property has a fenced garden to the front and a gravel parking area to the side. To the rear of the property is a large paddock available by separate negotiation. An oil tank is situated to the rear.

GENERAL REMARKS AND INFORMATION

VIEWING

Strictly by appointment with the Selling Agents - 01334 479479.

SERVICES

Mains electricity and water. Drainage to septic tank.

COUNCIL TAX

Council Tax Band is band 'B.' The Council Tax payable at present is £1,175.67.

OFFERS TO:- Bradburne & Co., 139 South Street, St. Andrews, Fife. KY16 9UN.

ASKING PRICE

Offers over £140,000 are invited.



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.

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 2010 Licence Number 100010747.

