

# Bradburne & Co

Chartered Surveyors, Estate Agents



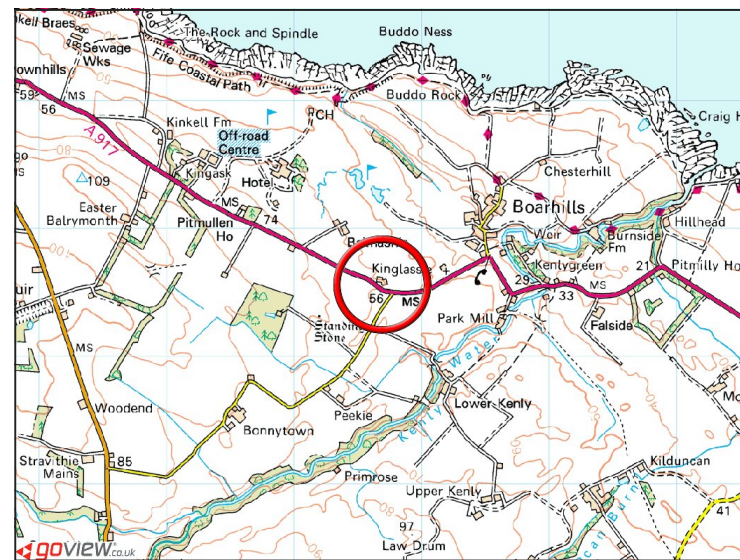
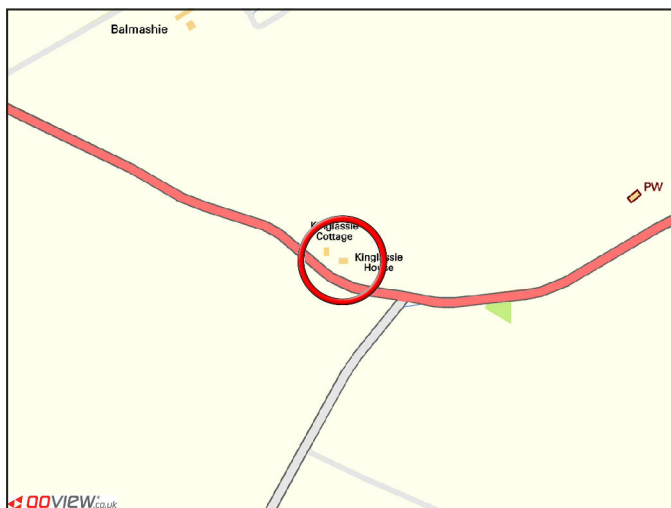
## Outside

The property is accessed via a private driveway with ample space for parking. Easily managed lawns surround the house and part of the garden is walled.

There is an outside water tap and security lights in the garden.

## Plot

Adjacent to the house is a plot which might be further developed (subject to the usual Planning Consents).



## VIEWING

Strictly by appointment with the Selling Agents - 01334 479479.

## SERVICES

Mains electricity and water. Private drainage to septic tank. Oil fired central heating. Security alarm system.

## COUNCIL TAX

Council Tax Band E. The annual Council Tax payable at present is £1,847.47

## FIXTURES AND FITTINGS

All blinds and fitted floor coverings are included in the sale. Furnishings may be available by separate negotiation.

## ASKING PRICE

Offers Over £350,000 are invited.

## OFFERS TO:-

Bradburne & Co., 139 South Street, St. Andrews, Fife.

## 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 2010 Licence Number 100010747.

# Bradburne & Co

Chartered Surveyors, Estate Agents

Dundee 16 Miles

Cupar 14 Miles

Edinburgh 52 Miles

St Andrews 2.5 Miles

## Kinglassie House Boarhills St Andrews



**DECEPTIVELY SPACIOUS PERIOD FAMILY HOME SET ABOVE ST ANDREWS BAY ONLY 5 MINUTES FROM CENTRE OF TOWN WITH SPECTACULAR SEA VIEWS. IDEAL GOLFING/HOLIDAY BASE OR FAMILY HOME**

*Accommodation:-*

Sitting Room, 4 Bedrooms (Master En-suite), Dining Kitchen, Family Bathroom, Cloakroom

**Double Glazing  
Oil Fired Central Heating  
Front and Rear Gardens  
Possible Development Plot**

139 South Street St Andrews Fife KY16 9UN

Tel: 01334 479479 Fax: 01334 474399

Email: [info@bradburne.co.uk](mailto:info@bradburne.co.uk) Web: [www.bradburne.co.uk](http://www.bradburne.co.uk)

## GENERAL DESCRIPTION

Kinglassie House is a charming, stone-built Scottish farmhouse in a wonderful location just minutes from St. Andrews. Over 200 years old, it was extensively refurbished in 2003 to provide a spacious and comfortable golfing base, family home or lifestyle business.

The accommodation comprises large sitting room, fully integrated dining kitchen, 4 good-sized bedrooms (master en-suite), family bathroom and downstairs cloakroom. There is a modern, oil-fired central heating system and full double glazing throughout.

Most rooms are dual-aspect with both sea and country views. From the rear windows there are panoramic views across the Devlin Golf Course and St. Andrews Bay to the historic Bell Rock Lighthouse.

Lying adjacent to the property is a walled garden, which could provide scope for further development.

Kinglassie House is currently used as a successful holiday letting business. This might be continued, or combined with family use. Alternatively, there is potential for a quality Bed and Breakfast enterprise. Further details are available on the website [www.kinglassie.com](http://www.kinglassie.com)

## SITUATION

The medieval University town of St. Andrews is well served for shopping and leisure facilities and within commuting distance of both Dundee and Edinburgh. There are a variety of both nursery and primary schools, an excellent State Secondary, Madras College and the renowned St. Leonards private school. A new local hospital and health centre is due to open later this year. Ten golf courses within easy reach provide a challenge for all levels of golf, and the area enjoys a mild climate.

## DIRECTIONS

From St. Andrews take the A917 towards Crail, passing St. Andrews Bay resort and Balmashie Holiday Cottages. Kinglassie House is the white house on the left at the end of the end of the long straight. For route planning the postcode is KY16 8PW.

## PARTICULARS OF SALE

Kinglassie House is entered through a hard wood door into:-

**Hall (S)**  
14'10" x 4'1"  
4.54m x 1.25m  
Understair cupboard housing intruder alarm controls, central heating controls and electric meter. Under window storage. Wall lights. Radiator.



**Sitting Room (S & W)**  
15'7" x 13'  
4.77m x 3.98m

Working open fire with Victorian cast iron surround and timber mantle. Shelved storage cupboard. Shelved alcove. 2 radiators. Television point. 5amp lamp circuit.



**Dining Kitchen (N & E)**  
13'10" x 9'7"  
4.23m x 2.94m

Floor units. Ceramic sink. Whirlpool electric oven and hob. Extractor hood. Indesit fridge/freezer. Indesit washing machine. Sensordry tumble drier. Candy dishwasher. Radiator. Laminate floor.

From the kitchen door leads to:-

**Rear Vestibule**  
4'3" x 2'10"  
1.32m x 0.87m  
Coat hooks. Door to garden.

**Cloakroom (W)**  
5'2" x 2'10"  
1.59m x 0.87m  
W.C. Wash hand basin. Sector extractor fan. Wood panelling to dado height. Radiator.



**Bedroom 3 (S & E)**  
15'6" x 12'8"  
4.73m x 3.88m

Storage cupboard with shelved and hanging space. Shelved alcove. 2 radiators. 5 amp lamp circuit.



**Bedroom 4 (N)**  
14'1" x 8'1"  
4.30m x 2.47m

Under window storage. Radiator. 5 amp lamp circuit.

From the hall stairs lead to:-

**Landing (S)**  
16'4" x 6'11"  
4.99m x 2.12m  
Velux window. Wall lights. Coombed ceiling. Radiator. Access to roof space.

**Family Bathroom (N)**  
9'10" x 7'8"  
3.01m x 2.34m  
W.C. Wash hand basin. Bath with hand held shower. Corner shower cabinet with Hansgrohe power shower. Shaver point. Wood panelled to dado height. 2 Velux windows. Coombed ceiling. Radiator.

**Master Bedroom (S & E)**  
13'1" x 13'1"  
4.0m x 4.0m  
Coombed ceiling. Radiator. 5 amp lamp circuit.

**En-Suite (N)**  
7'8" x 5'7"  
2.34m x 1.73m  
W.C. Wash hand basin. Corner shower cabinet with Hansgrohe power shower. Shaving point. Wood panelled to dado height. Velux window. Coombed ceiling. Radiator.



**Bedroom 2 (S & W)**  
12'8" x 11'7"  
3.88m x 3.55m  
Coombed ceiling. Radiator. 5 amp lamp circuit.

