



VIEWING

Strictly by appointment with the Selling Agents - 01334 479479.

SERVICES

Mains water, electricity and drainage. Oil fired central heating.

FIXTURES AND FITTINGS

Some furniture may be available by separate negotiation.

COUNCIL TAX

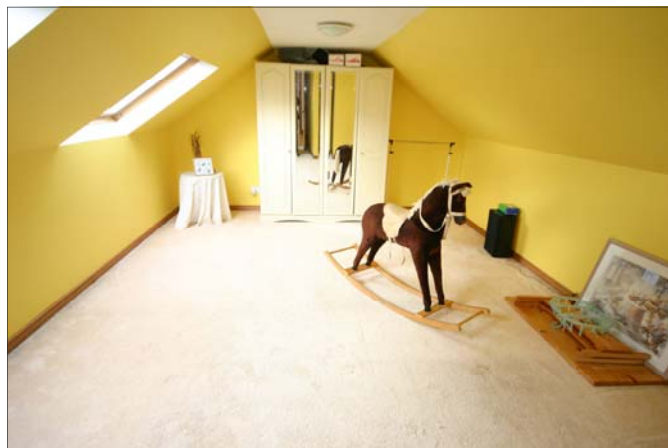
Council Tax Band is F. The Council Tax payable for 2010/2011 is £2,183.38.

ASKING PRICE

Offers Over £275,000 are invited.

OFFERS TO:-

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



Bedroom 5 (W)
16'9" x 12'11"
(5.1m x 3.94m)

Two *Velux* windows. Coombed. Walk in shelved wardrobe. Door to part shelved attic. Coombed.

En suite
6'1" x 4'5"
(1.86m x 1.34m)

Wash hand basin. W.C. Tiled floor.

OUTSIDE.

A private paved driveway to the front leads to a large double garage/workshop.

Garage
28'6" x 19'3"
(8.69m x 5.86m)

Remote control up and over door. Fluorescent lighting. Attic with storage space.

To the rear is a good sized garden with lawns and a sunken sun terrace with a waterfall and pond. A mature hedge provides screening and privacy. Behind the garage is a Wendy house. There is an outside tap. The oil tank is situated behind the garage.



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.

St Andrews 6.5 Miles

Edinburgh 45 Miles

Milestone House, Peat Inn, Fife

Cupar 6.5 Miles

Dundee 16 Miles



SURPRISINGLY SPACIOUS FAMILY HOME IN FASHIONABLE SETTING CONVENIENT TO ST ANDREWS AND CUPAR

Accommodation:-
Sitting Room, Dining Room, 5 Bedrooms (3 En-Suite), Kitchen with Breakfasting Area, Family Bathroom, Study/Bedroom 6

Double Garage
Landscaped Garden
Oil Fired Central Heating
Ample Car Parking
Stunning Views of the Grampians

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

Milestone House is a particularly handsome dwelling at the very heart of the well known village of Peat Inn, so fashionable as a consequence of it's award winning restaurant. Built in about 1987 to a high standard it offers generous 5 bedroom (6 to include the study) accommodation with 2 public rooms and magnificent kitchen/breakfasting room.

A wonderful feature balcony leads out from the master bedroom to allow one to enjoy some expansively panoramic views stretching as far as Schehallion in the distance. There is an easily maintained and private garden to the rear and a spacious double garage.

SITUATION

Milestone House, as suggested by it's name, is situated opposite the village milestone. Peat Inn is very much a country village but is within easy access of St Andrews and Upper Largo (5 miles) where there are day to day shops and amenities. St Andrews of course is famous for many other things including it's University, golf courses, theatre and all manner of other cultural and sporting diversions.

There is a primary school in Largoward while secondary schooling is available in St Andrews and Cupar.

Main line railway stations in Cupar and Leuchars (8 miles) link to Edinburgh and Dundee. Edinburgh and Dundee Airports (42 miles and 18 miles) have frequent national and international flights.

DIRECTIONS

From St Andrews follow the A915 towards Leven. After about 4 miles turn right into the B940 which takes you directly into the village of Peat Inn. Milestone House is almost opposite, immediately to the right of the Peat Inn Restaurant. For route planning the postcode is KY15 5LH.



PARTICULARS OF SALE

The house is entered through half glazed wooden door with glazed side panels into:-

Vestibule (E) Security control panel. Tiled floor. **4'11" x 4'5"** Astragalled door with glass side panels leads to hall.
(1.50m x 1.34m)

Hall Coathooks. Walk in shelved cupboard. Beech floor. Telephone point. Two radiators.
15'8" x 10'4"
(4.77m x 3.15m)

Double astragalled doors lead to:-



Sitting room (E) T.V. point. Pendant light. Wall lights. **16'9" x 14'6"** Beech floor (below carpet). Cornice. Radiator.
(5.1m x 4.42m)



Archway to dining room

Dining Room (W) French doors to garden. Beech floor. **10'11" x 10'11"** Cornice. Radiator.
(3.33m x 3.33m)

Double astragalled doors to:-



Kitchen (W) x 2 Floor and wall units with 1½ stainless steel sink. Feature built in *Creda Solarglo* electric hob and double oven. *Hygena* extractor hood. *Zanussi Aquasave* dishwasher. Archway to breakfasting area. Plumbed for washing machine. Concealed cupboard housing oil fired boiler. Tiled floor. Cornice. Astragalled doors to hall and garden.
19'1" x 11'
(5.81m x 3.35m)



Family Bathroom (W) Shower cubicle with *Mira 723* shower. Wash hand basin. W.C. bath. Fully tiled. Cornice. Radiator.
8'4" x 8'3"
(2.54m x 2.52m)

Study/Bedroom 6 (E) Wardrobe with shelves. Astragalled door from hall. Beech floor. Telephone point. Radiator.
10'6" x 7'10"
(3.20m x 2.39m)

Bedroom 2 (E) Wardrobe with shelved and hanging space. T.V. point. Radiator.
12'3" x 10'5"
(3.43m x 3.17m)



Bedroom 3 (W) Mirrored wardrobe with shelved and hanging space. French doors to garden. Beech floor. Cornice. T.V. point. Radiator.
14' x 10'2"
(4.27m x 3.33m)

En suite (W) Shower cubicle with *Redring* shower. Wash hand basin. W.C. Tiled.
8'6" x 3'10"
(2.59m x 1.17m)

Bedroom 4 (E) Mirrored shelved and hanging wardrobe. Radiator.
11'6" x 11'5"
(3.51m x 3.48m)

Attractive timber stair case leads to:-

Landing (W) Beech floor. Velux window. Coombed. Smoke alarm.
9'1" x 8'
(2.77m x 2.43m)

Master bedroom (W) 3 *Velux* floor length windows two of which open to balcony. T.V. point. Eaves cupboard. Beech floor. Radiator.
16'2" x 13'
(4.93m x 3.96m)



Astragalled door to:-

En suite (S) Large *Teuco* Jacuzzi bath. Wash hand basin. W.C. Bidet. Tiled to dado height. Heated towel rail. Tiled floor. Eaves cupboard. Coombed.
12'11" x 7'10"
(3.94m x 2.39m)