

# Bradburne & Co

Chartered Surveyors, Estate Agents

*Elie 3 Miles*

*Edinburgh 42 Miles*

**Rest Harrow,  
Main Street,  
Colinsburgh, Fife.**

*St. Andrews 10 Miles*

*Anstruther 6 Miles*



**SEMI-DETACHED COTTAGE IN RURAL LOCATION WITH BEAUTIFUL VIEWS OVER COUNTRYSIDE TOWARDS THE FIRTH OF FORTH.**

*Accommodation:-*

Sitting Room, 2 Bedrooms, Kitchen, Bathroom.

**Electric Heating  
Front and Rear Gardens  
Parking  
Garden Shed**

139 South Street St Andrews Fife KY16 9UN  
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## GENERAL DESCRIPTION

The property is of Swedish Origin and of timber frame construction under a tiled roof. It would benefit from modernisation and could be transformed into a comfortable two bedroom family home. It has a rear garden and generous front garden with beautiful views over open countryside and beyond to the Firth of Forth. If purchased with Greenacres (next door) it could be converted to a larger house or building plot (subject to consent),

## SITUATION

The property is situated in open countryside just on the edge of the small village of Colinsburgh. The property is situated within a mile of Charleton Golf Club. The village has a convenience shop, bed and breakfast, village inn, petrol station and primary school. Secondary schooling is available nearby in Anstruther or St. Andrews.

## DIRECTIONS

On the B942 heading from Colinsburgh towards Lower Largo the property is third on the left just after you leave the village. For route planning the postcode is KY9 1LW.

## PARTICULARS OF SALE

The property is entered through a hardwood front door into:

<b>Kitchen (N)</b> 11'02" x 10'01" 3.4m x 3.08m	Floor unit. Stainless steel sink. Clothes pulley. Hot water cylinder. Control panel for hot water. Plumbed for washing machine. Electric heater. 2 shelved walk-in pantries (W). Cornice.
<b>Sitting Room (S)</b> 17' x 12'06" 5.2m x 3.82m	Open fire place with tiled hearth and surround. Telephone point x 2. Electric heater. Cornice. Door leading to hallway.
<b>Hallway</b> 16'02" x 4' 4.94m x 1.24m	Walk-in cupboard with shelf. Electric heater. Smoke alarm. Access to loft. Coat hooks. Cornice. Door leading to garden.
<b>Bedroom 1 (S)</b> 12'07" x 10'11" 3.83m x 3.34m	Cast iron fireplace. Electric heater. Cornice.
<b>Bedroom 2 (N)</b> 11' x 10' 3.37m x 3.06m	Cast iron fireplace. Electric heater. Cornice.
<b>Bathroom (N)</b> 6'8" x 6'5" 2.04m x 1.96m	Free standing bath. W.C. Wash hand basin. Dimplex wall heater. Cornice.

## OUTSIDE

The property has a small garden to the rear of the property, outside tap and a gravel parking area with a timber shed. To the front of the property is a large south facing garden with fruit trees.

## GENERAL REMARKS AND INFORMATION

### VIEWING

Strictly by appointment with the Selling Agents - 01334 479479.

### SERVICES

Mains electricity, water and private drainage to a 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 £65,000 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.

