

OUTSIDE

To the rear is a brick built garage with adjoining car port.

Garage Up and over door.
17'1" x 9'9"
(5.22m x 2.98m)

Car Port Suitable for conversion into a
17'8" x 8'
(5.4m x 2.45m) second garage.

Timber Garage
17'2" x 9'
(5.25m x 2.8m)

Attached to the house is an outbuilding housing oil tank.

Garden

To the front of the house is a mature garden surrounded by a stone wall with herbaceous borders and a lawned area with small gravelled terrace. The rear area is gravelled for car parking.

Access

South House also has a second vehicle access across the rear of the attached property.



VIEWING

Strictly by appointment with the Selling Agents - 01334 479479.

ENTRY

Entry by mutual agreement.

FIXTURES AND FITTINGS

Kitchen appliances, light fittings, fitted floor coverings, curtains and blinds are included in the sale.

SERVICES

Mains electricity, water and drainage. Oil fired central heating and Aga. BT line.

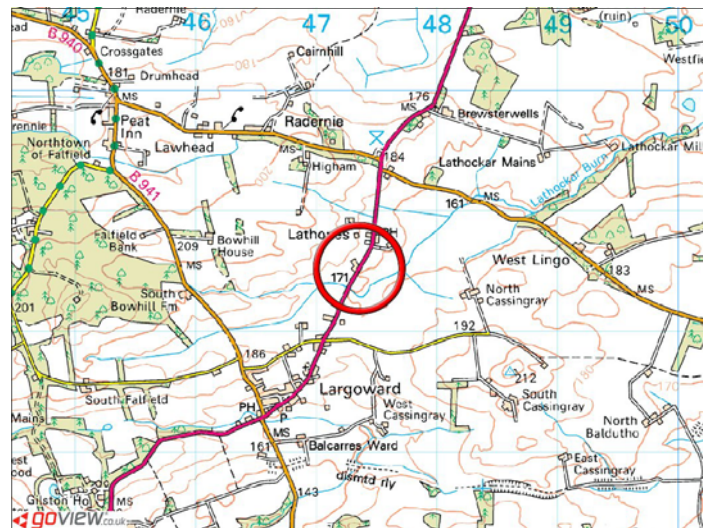
COUNCIL TAX

Council Tax Band E. The annual Council Tax payable at present is £1,813.59.

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

ASKING PRICE

Offers over £215,000 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.

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 2007 Licence Number 100010747.

St. Andrews 6 Miles
Cupar 9 Miles

South House, Lathones, Fife

Upper Largo 5 Miles
Edinburgh 42 Miles



ATTRACTIVE CONVERSION OF A FORMER CHURCH INTO A SEMI-DETACHED FAMILY HOME CLOSE TO ST ANDREWS

Accommodation:-

Large Sitting Room, 3 Bedrooms (one en-suite), Family Bathroom, Dining Kitchen with Aga

2 Garages **Car Port**
Mature garden **Private Driveway**

GENERAL DESCRIPTION

South House is a well thought out conversion of a church dating from 1887. It is mainly stone built with sympathetic use of original features including exposed pine beams and flooring. With three bedrooms and two bathrooms it will suit family living. In recent months it has been tastefully decorated with new carpets and curtains included in the sale.

SITUATION

Situated close to the award winning *Inn at Lathones*, South House is extremely well and strategically situated for access to St Andrews (6 miles) and Edinburgh (42 miles). Its rural situation is charming with lovely and far reaching views from most windows.

Upper Largo (5 miles) provides day to day shops and amenities. The historic university town of St Andrews (6 miles) provides a more comprehensive range of leisure and cultural facilities, while the East Neuk of Fife is well known for its golf courses and water sports.

Primary schooling is available in Largoward and secondary schooling in nearby St Andrews.

Main line railway stations in Cupar (9 miles) and Leuchars (12 miles) link to Edinburgh and Dundee. Edinburgh and Dundee Airports (37 miles and 20 miles) have frequent national and international flights.

DIRECTIONS

Take the A915 from St Andrews towards Upper Largo. After 5 miles before Largoward and just after the *Inn at Lathones* Restaurant and Hotel (on the left) turn right up private driveway. See enclosed plan on rear for directions. For route planning the post code is KY9 1JE.

PARTICULARS OF SALE

The House is entered through back door into:

Porch (W, S)
7'6" x 3'1"
(2.29m x 1.21m)

Half glazed door leading to:-

Kitchen (2xW, 2xE)
16'4" x 14'8"
(4.98m x 4.48m)

Oak floor and wall units. *Whirlpool* Dishwasher, washing machine and tumble drier. *Hotpoint* fridge freezer. Oil fired *Aga* with double oven within brick built fireplace with timber mantle over. *Worcester* oil fired boiler. Removable storage cupboards in centre island of kitchen. Floor tiles. Radiator. Glazed front door leading to garden.



Hall
11'8" x 5'5"
(3.56m x 1.65m)

Radiator. Smoke Detector. Understair cupboard housing electric metres and fuse box.



Bedroom 1 (E)
14'6" x 12'
(4.43m x 3.68m)

Fitted wardrobes with shelved and hanging space with storage above. Radiator. TV point. Telephone point.

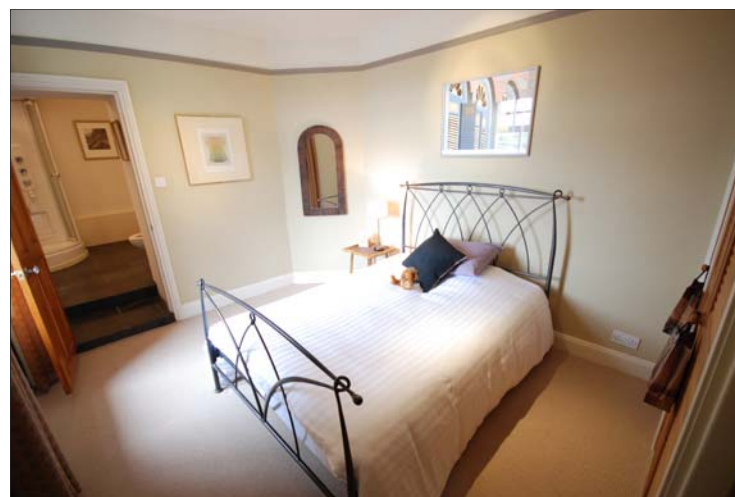
Family Bathroom (W)
7'9" x 7'
(2.36m x 2.14m)

Bath with electric shower over. bath. Fully tiled. W.C., Wash hand basin. Mirror with light over. Slate tile floor.



Bedroom 2 (S)
13'11" x 9'10"
(4.25m x 3.01m)

Fitted wardrobes with shelved and hanging space. Radiator. TV point.



En-Suite Shower Room
7'11" x 6'11"
(2.43m x 2.12m)

SFA Shower Cubicle with body jets. WC. Wash hand basin. Tiled floor.



From the hall a staircase leads to:-



Sitting/Dining Room (E, Sx2, W)
26'7" x 17'
(8.1m x 5.2m)

Vaulted open plan room with extensive use of glass. Sandstone fireplace and hearth. Multi-fuelled stove. Wood floor. Radiator. TV point. Telephone point.



Bedroom 3/ Study (S) TV point. Radiator.
11'8" x 9'10"
(3.03m x 3.57m)