

### OUTSIDE

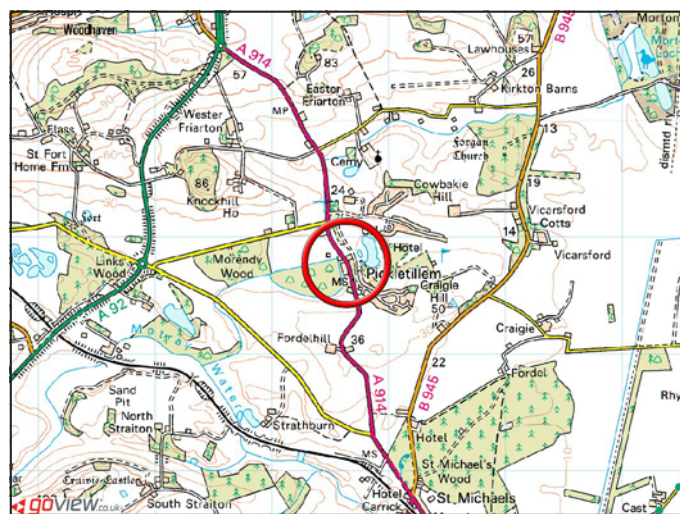
Immediately outside the back door is a lawned garden surrounded by a fence and wall with a decked area.

Outbuildings include two timber sheds and a stone outhouse.

In addition there is a substantial area of land stretching northwards. This is used for additional car parking for about 6 vehicles.

**Garden Shed** Timber  
8' x 6'  
2.44 x 1.83

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8' x 6'  
2.44 x 1.83



### VIEWING

Strictly by appointment with the Selling Agents - 01334 479479.

### SERVICES

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

### COUNCIL TAX

Council Tax Band C. The annual Council Tax payable at present is £1,158.02

### FIXTURES AND FITTINGS

All curtains and fitted floor coverings are included in the sale.

### ASKING PRICE

Offers Over £180,000 are invited.

### OFFERS TO:-

Bradburne & Co., 139 South Street, St. Andrews, Fife. KY16 9UN.

### 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.

Dundee 5 Miles

Cupar 8.5 Miles

Edinburgh 52 Miles

St Andrews 8 Miles

## The Bield Pickletillum By St Andrews, Fife



**MODERN FAMILY COTTAGE WITH FAR REACHING VIEWS ACROSS SURROUNDING COUNTRYSIDE STRATEGICALLY PLACED FOR ST ANDREWS AND DUNDEE**

### Accommodation:-

Sitting Room, Conservatory, 2 Bedrooms, Dining Kitchen, Family Bathroom, W.C.

**Double Glazing  
Oil Fired Central Heating  
Private Rear Garden  
Car Parking for 6 Vehicles  
Plot Extending to 0.20 acres (0.08 ha)**

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

The Bield is a charming cottage. It lies close to the well known golf resort of Drumoig within North East Fife.

It has recently benefited from improvement to expand the accommodation and transform it into a thoroughly comfortable and spacious home to live in. The improvements have been well integrated and include a bright and spacious conservatory and family dining kitchen, new family bathroom and W.C.

Outside is a small area of garden and a much larger area of land which has been landscaped to provide a car parking area for six vehicles. A plan on the back page shows the extent of the property.

## SITUATION

The Bield is situated 8 miles north west of St Andrews and just 3 miles from the coast at Tentsmuir beach. Day to day amenities can be found at Newport on Tay (3 miles) including post office, general stores, health centre and dental practice. More comprehensive facilities are also close by in Dundee, St Andrews and Cupar.

Leuchars (2 miles) has a mainline railway station providing swift access north and south. Excellent secondary schooling is available in St Andrews and the nearest primary school is at Newport on Tay.

The nearby Drumoig resort comprises a par 72 Championship golf course, hotel and practice ground. Outdoor pursuits in the area include Marinas at Newport-on-Tay and Tayport, horse riding at Kinshaldy and good cycling and walks at Tentsmuir forest. Drumoig also has attractive walks around the golf course and nature reserve.

## DIRECTIONS

From St Andrews follow the signs towards Dundee. After passing through Leuchars, The Bield can be found on the left after approximately 2 miles just beyond the Pickletillum Inn. For route planning the postcode is KY16 0BU. A plan on the back page highlights the location in more detail.

## PARTICULARS OF SALE

The Bield is entered through a hardwood door into:-

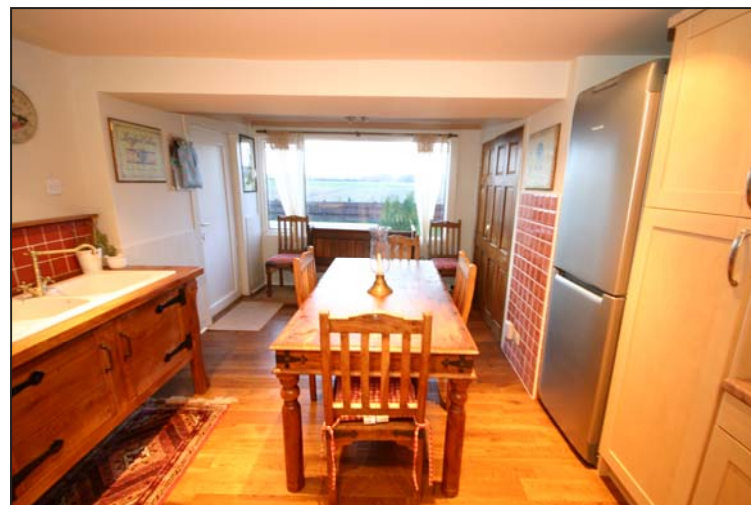
**Vestibule (E)** Large cupboard. Coconut fibre floor.  
6'2" x 4'5"  
1.89m x 1.35m

From the vestibule double doors lead to:-

**Hall** Timber floor. Radiator.  
7'9" x 6'3"  
2.37m x 1.35m



**Dining Kitchen (W)** Floor and wall units. Hoover electric hob and oven. Candy extractor fan over. Bespoke double ceramic sink unit. Plumbed for washing machine and dishwasher. Large double store cupboard. Timber floor. Radiator. The dining area has room for a table and six chairs.  
18'5" x 12'  
5.63m x 3.67m



**Family Bathroom (N & E)** W.C. Wash hand basin. Bath with *Auqalisa* shower over. Fully tiled. Heated towel rail.  
8'3" x 5'2"  
2.54m x 1.58m



**Sitting Room (E & W)** Multifuel stove set in stone fireplace with slate hearth. Timber floor. Radiator. Shelved alcove with cupboard housing electric meters. Television point.  
15'11" x 12'1"  
4.85m x 3.68m



From the sitting room double sliding doors lead to:-

**Conservatory (N, S & W)** Radiator. Doors to garden. Television point.  
14'1" x 11'9"  
4.31m x 3.60m



From the hall hardwood stairs lead to:-

**Landing (W)** Access to roof space.  
6'5" x 3'10"  
1.97m x 1.19m

**W.C. (E)** W.C. Wash hand basin. Tiled floor.  
6' x 3'5"  
1.84m x 1.05m



**Master Bedroom (E)** Two double built in mirrored wardrobes with shelved and hanging space. Radiator.  
12'2" x 10'1"  
3.73m x 3.08m



**Bedroom 2 (E & W)** One double built in mirrored wardrobe with shelved and hanging space. Cupboard housing hot water cylinder. Radiator.  
15'8" x 12'1"  
4.79m x 3.70m