

Bradburne & Co

Chartered Surveyors, Estate Agents

Cupar 6 miles

Perth 30 miles

West Baldastard Mains Cottage, Leven, Fife

St Andrews 10 miles

Edinburgh 42 miles



**SEMI-DETACHED COTTAGE IN RURAL LOCATION WITH BEAUTIFUL
VIEWS OVERLOOKING LARGO LAW AND THE FIRTH OF FORTH**

Accommodation:-

Sitting Room, 2 Bedrooms, Kitchen, Bathroom

Oil Fired Central Heating

Double Glazing

Garden

Parking

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

West Baldastard Mains is a semi-detached cottage with double glazing and oil fired central heating. The accommodation includes two bedrooms and sitting room with fine views. If purchased with the adjoining cottage (East Baldastard Mains) it could be converted to one large cottage (subject to consent).

SITUATION

The property is situated in an elevated position overlooking Largo Law and beyond to the Firth of Forth. Day-to-day amenities are available in Ceres and Cupar. There is a primary school in New Gilston (one and a half miles) and secondary school in Cupar.

DIRECTIONS

From St Andrews follow the road to Ceres and turn left at the car park. Follow the road until the crossroads and turn left. Baldastard Mains is the first road on the right. For route planning the postcode is KY8 5PG.

PARTICULARS OF SALE

The property is entered through a hardwood front door into:

Hallway 8'8" x 3'4" 2.65m x 1.03m	Shelved cupboard housing electricity meter. Radiator. Smoke alarm.
Bedroom 1 (S) 16'8" x 10' 5.1m x 3.07m	Shelved alcove. Radiator. Telephone point.
Sitting Room (S) 16'9" x 11'11" 5.12m x 3.63m	Open fire place with marble hearth and wooden mantle. TV point. Telephone point. Radiator.
Bedroom 2 (S) 13'10" x 8'6" 4.22m x 2.6m	Radiator.
Bathroom (N) 7'10" x 5' 2.39m x 1.50m	Bath with Triton shower over. W.C. Wash hand basin. Fully tiled. Tiled floor. Radiator.
Kitchen (Nx2, W) 13'10" x 7'10" 4.22m x 2.4m	Floor and wall units. Tiled floor. Stainless steel sink and drainer. Plumbed for washing machine and dishwasher. Radiator. Access to roof space.

OUTSIDE

The property has a fenced garden to the front and a gravel parking area to the side. To the rear of the property is a large paddock available by separate negotiation. An oil fired Combi Boiler and oil tank are situated to the rear.

GENERAL REMARKS AND INFORMATION

VIEWING

Strictly by appointment with the Selling Agents - 01334 479479.

SERVICES

Mains electricity and water. Drainage to 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 £140,000 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.

