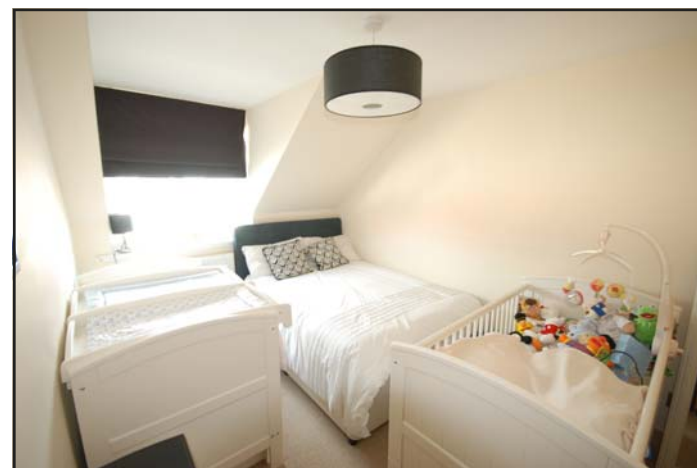


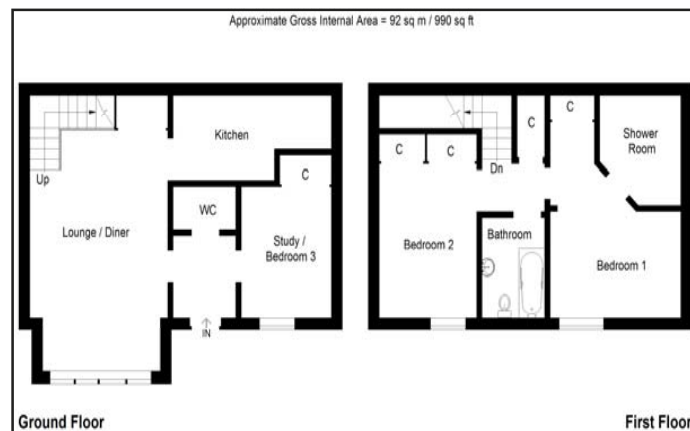


Bedroom 2 (N) 4.37m x 2.6m
14' x 8'06"
Wardrobe with shelf and hanging space. Television point. Telephone point. Radiator.



OUTSIDE

To the front of the property is a gravelled front garden and designated parking space. There is a communal garden to the rear of the steading development which is mainly laid to lawn. To the front of the steading is a communal car parking area and bin store.



VIEWING

Strictly by appointment with the Selling Agents - 01334 479479.

ENTRY

Entry by mutual agreement.

SERVICES

Mains electricity and water. Private drainage to septic tank. There is a maintenance charge for communal grounds and septic tank which includes insurance.

EPC RATING BAND

EPC Rating Band E.

COUNCIL TAX

Council Tax Band D. The annual Council Tax payable at present is £1,522.46

FIXTURES AND FITTINGS

All fitted floor coverings are included in the sale. Other moveable contents and fittings may be available by separate negotiation.

ASKING PRICE

Offers over £195,000 are invited.

OFFERS TO:-

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

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 2013 Licence Number 100010747.

St Andrews 6 miles

Perth 30 miles

3 Pitlethie Steading, Leuchars, St. Andrews, Fife

Dundee 8 miles

Edinburgh 55 miles



WELL PRESENTED STEADING HOME ON EDGE OF SMALL VILLAGE CLOSE TO ST. ANDREWS AND DUNDEE

Accommodation:

Sitting/Dining Room, 3 Bedrooms (1 En-Suite Shower Room), Family Bathroom, Kitchen, W.C.

Electric Central Heating

Double Glazing

Front Garden

Two designated Car Parking Spaces

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

3 Pitlethie Steading is part of an attractive steading development completed in 2009 by Wemyss Properties, with an NHBC guarantee. The ground floor has a spacious open plan living area, kitchen, bedroom 3/study and a W.C. Upstairs are two bedrooms (1 en-suite) and a family bathroom. High quality fittings have been used throughout including European doors, the latest electric central heating through wet radiators and excellent thermal insulation. Outside is a gravelled garden, communal recreation area to the rear of the steading and car parking.

SITUATION

Leuchars has various shops, post office, health centre, railway station and a popular primary school. St Andrews and Dundee provide more comprehensive facilities. The area is well known for Tentsmuir Beach and Forest within walking distance. Outdoor pursuits are well catered for with golf courses, horse riding and sailing clubs nearby.

DIRECTIONS

From St Andrews head west on the A91, turn right onto the A919 to Leuchars. At the roundabout turn right into the village. At the church turn left into Pitlethie Road. Head out of the village and Pitlethie is on the left. From the Tay Bridge follow the A914 and A919 to Leuchars. At the roundabout head straight on into the village and turn left after the Church following the above directions. For route planning the post code is KY16 OEJ.

PARTICULARS OF SALE

The property is entered through a half glazed front door into:-

Vestibule
2.16m x 1.69m
7'1" x 5'6"
Cupboard housing electric meters. Radiator. Spotlights. Smoke alarm. Cornice. Laminate floor.

Bedroom 3 (N)
3.28m x 2.45m
10'9" x 8'
Wardrobe with shelf and hanging space. Television point. Telephone point. Radiator. Spotlights.



W.C.
1.69m x 1.01m
5'6" x 3'3"

W.C. Wash hand basin. Radiator. Tiled floor. RDL extractor fan.



Astragalled door from the vestibule leads to:

Sitting/Dining Room (N)
6.41m x 3.85m
21' x 12'7"
Laminate flooring. Television point. Telephone point. Radiator x 2. Spotlights. Understair cupboard. Staircase leading to first floor.



An archway leads from the Sitting/Dining Room into:

Kitchen
3.84m x 2m
12'7" x 6'6"
Floor and wall units. 1/2 stainless steel sink with drainer. Stainless steel extractor chimney hood. Stainless steel electric oven with ceramic hob. Integrated fridge/freezer, dishwasher and washer/dryer. Spotlights. Smoke alarm. Part tiled. Tiled floor.



From the Sitting/Dining Room a staircase leads to the first floor:

Hallway
1.93m x 1.25m
6'04" x 4'01"
Cupboard housing *Heatrae Sadia* heating system. Radiator. Smoke alarm. Access to loft. Sun tube to bring in natural light.

Bedroom 1 (N)
3.51m x 3.1m
11'06" x 10'02"
Wardrobe with shelf and hanging space. Radiator. Television point. Telephone point.



En-suite Shower Room
2.19m x 2m
7'02" x 6'06"
Mira Sport shower. W.C. Wash hand basin with light over with shaver point. Tiled floor. Radiator. RDL extractor fan.



Family Bathroom (N)
3.07m x 1.87m
10'01" x 6'01"
Bath with hand held shower. *Velux*. Wash hand basin with light over and shaver point. Part tiled. Radiator. Tiled floor.