

OUTSIDE

Ashwood is entered through a private gate into a gravelled driveway with lawns on both sides and mature trees. At the rear of the house is gravelled sweep with ample car parking leading to an integral garage.

To the front of the house is lawned garden with borders formed from the old railway line. To the west is lawned garden with herbaceous borders leading to a less formal woodland area. To the east is stone railway bridge owned by the property with views over charming countryside. In all the property extends to 3 acres or thereby.



Garage
5.47m x 3.57m
17'11" x 11'8"
Up and over garage door. Side door and door leading to workshop. Tap.

Boiler Room
1.77m x 1.77m
5'9" x 5'9"
Grant oil boiler. Heating control.

Timber Shed 1
4.85m x 2.75m
15'10" x 9'

Timber Shed 2
2.45m x 1.85m
8' x 6'

Aluminium Green House
3.19m x 2.52m
10'5" x 8'3"

Timber Summer House
2.45m x 1.86m
8' x 6'

VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.

SERVICES

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band D.

COUNCIL TAX

Council Tax Band F. The annual Council Tax payable at present is £2,217.70.

FIXTURES AND FITTINGS

Fitted floor coverings and white goods by negotiation.

OFFERS TO:-

Bradburne & Co., 139 South Street, St. Andrews,

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 2015 Licence Number 100010747.



Dundee 17 miles

Cupar 14 miles

**Ashwood, Kenly, Boarhills,
St Andrews, Fife**

St Andrews 4 miles

Edinburgh 54 miles



**IMPRESSIVE FAMILY HOME WITHIN 3 ACRES OF WOODLANDS
AND GARDENS LESS THAN 4 MILES FROM ST ANDREWS**

Accommodation:

Sitting Room, Dining Room, 4 Bedrooms, Study/Bedroom 5, Kitchen, Utility Room, Bathroom & Shower Room

**Land extending to 3 acres or thereby
Oil Fired Central Heating
Garage, Workshop, Garden Sheds & Greenhouse**

139 South Street St Andrews Fife KY16 9UN

Tel: 01334 479479 Fax: 01334 474399

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GENERAL DESCRIPTION

Ashwood is a detached home within 3 acres of gardens alongside the old railway line. A private gravelled driveway leads up to the rear of the house with ample car parking and a garage.

From the front door there is a reception hall leading to a bright south facing sitting room and separate dining room. The dining kitchen has ample space leading to a good sized utility room. The main hall leads to four bedrooms, bathroom, shower room and study/bedroom 5.

Outside is a mix of formal gardens and woodlands leading to the west. To the east the old railway line route leads to a stone railway bridge.

SITUATION

Less than 4 miles to the north lies St Andrews known as the home of golf and the oldest university in Scotland. The town has a wealth of facilities including a theatre, cinema, excellent shopping, harbour and leisure centre. The nearest primary school is just to the south of Kingsbarns and there is an excellent state school at Madras and private education at St Leonards in St Andrews.

Leuchars railway station is around 8 miles distant with fast links to Dundee and Edinburgh. The airport at Edinburgh can be reached in an hour and Dundee airport is nearby with flights to London.

DIRECTIONS

From St Andrews head south on the A917 towards Crail. Continue past the turning to Boarhills and at the next left bend turn right into Station Road. Follow the gravelled road and turn right into Ashwood. For route planning the post code is KY16 8PR.

PARTICULARS OF SALE

The property is entered through a part glazed hard wood door into:-

Hallway 1
7.83m x 1.58m
25'8" x 5'2"
Double cupboard housing fuse box with shelving. Double cupboard with shelf and hanging space. Radiator.

Hallway 2
12.9m x 1.11m
42'33" x 3'7"
Cloak recess. Airing cupboard housing hot water cylinder. Storage cupboard. Radiator. Smoke alarm.

Sitting Room (S)
(Wx2)
6.8m x 5.42m
19'11" x 17'09"
Open fire with stone surround and timber mantel. TV point. Telephone point. Radiator.



Dining Room (W)
5.55m x 3.55m
18'2" x 11'8"
Sliding patio doors facing west leading to garden. Hatch to kitchen. Radiator.



Dining Kitchen (W)(N)
4.71m x 4.57m
15'45" x 15'
Floor and wall units. Tiled splashback. Breakfast bar. Double stainless steel sink and drainer. *Beco* hob and electric double oven with grill. *Creda* extractor hood. Fridge in shelved alcove. Radiator.

Utility Room (N)
3.5m x 3m
11'49" x 9'89"
Floor units. Shelved alcove. Shelved larder. Cupboard with shelves. Stainless steel sink and drainer. *Beco Excellence* washing machine and tumble dryer. Coat hooks. Radiator. Part glazed back door leading to gardens.



Shower Room (N)
2.38m x 1.15m
7'83" x 3'9"
Walk in shower cubicle with *Mira Excel* shower. W.C. Wash hand basin. Tiled to dado height. Chrome towel rail.

Master Bedroom (S)
4.3m x 3.32m
14'1" x 10'10"
2 built in wardrobes with shelves and hanging space. Wash hand basin. Radiator.



Bedroom 2 (S)
3.33m x 3.33m
10'11" x 10'11"
2 built in wardrobes with shelves and hanging space. Wash hand basin.

Family Bathroom (N)
3.14m x 1.79m
10'3" x 5'10"
Bath. W.C. Wash hand basin. Chrome towel rail. Part tiled to dado height.



Bedroom 3 (N)
3.64m x 3.19m
11'11" x 10'5"
Cupboard with hanging space. Radiator.



Bedroom 4 (N)
3.25m x 3.16m
10'8" x 3'16"
Cupboard with hanging space. Wash hand basin. Radiator.



Study/Bedroom 5 (S)
3.3m x 2.34m
10'9" x 7'8"
Shelved cupboard. Radiator. Door leading to workshop/studio.