



**ENERGY PERFORMANCE CERTIFICATE**  
EPC Rating Band D.

**COUNCIL TAX**

Council Tax Band B. The annual Council Tax payable at present is £1194.15.

**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 £95,000 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 2015 Licence Number 100010747.

**VIEWING**

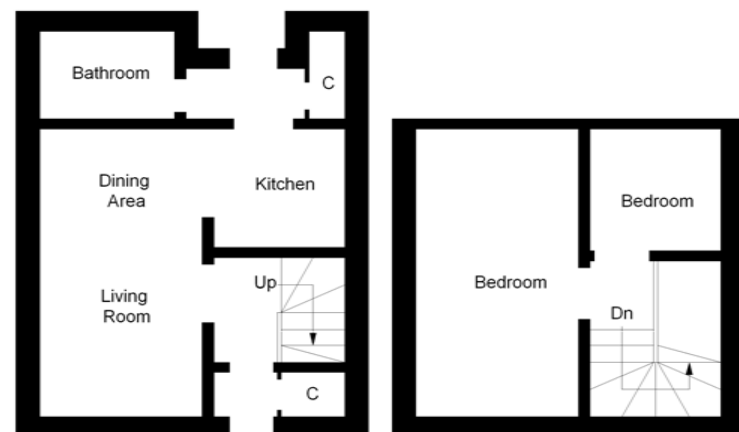
Strictly by appointment with the Selling Agents – 01334 479479.

**ENTRY**

Entry by mutual agreement.

**SERVICES**

Mains electricity, gas, water and drainage.



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2015 (ID175789)

Dundee 14 miles

Kirkcaldy 19 miles

**17 Burnside North,  
Cupar, Fife**

St Andrews 10 miles

Edinburgh 43 miles



**A DELIGHTFULLY RENOVATED COTTAGE WITHIN WALKING DISTANCE  
OF TOWN CENTRE AND RAILWAY STATION**

**Accommodation:**

Sitting/Dining Room, 2 Bedrooms,  
Family Bathroom, Kitchen, Utility Cupboard

**Gas Central Heating  
Double Glazing  
Garden**

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

In recent years 17 Burnside North has been sympathetically renovated to create a modern cottage with a new kitchen and bathroom. On the general floor is an attractive living area leading onto the kitchen and bathroom to rear. Upstairs there is a double bedroom and single bedroom. The cottage has double glazing and gas central heating throughout. To the rear is private garden and shed.

## SITUATION

Cupar has a wealth of facilities including shopping, four supermarkets, leisure centre and mainline railway station allowing access to Dundee and Edinburgh. There are numerous primary schools, a secondary school and excellent college. Sports are also well catered for with a swimming pool, rugby club, bowling club and golf course.

## DIRECTIONS

From the centre of town head east on St Catherine Street and over the roundabout into East Bridge. Turn left at the second roundabout into East Burnside. The road bears right into Burnside North and No.17 is on the right. For route planning the post code is KY15 4JR.

## PARTICULARS OF SALE

The property is entered through a hardwood door into:-

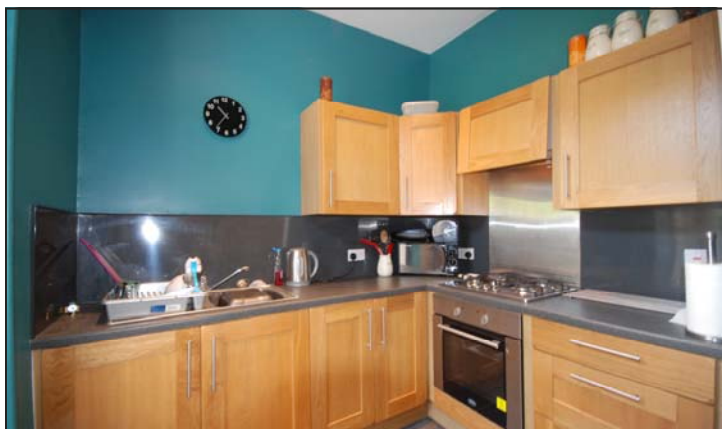
**Vestibule (N)**  
1.09m x 1.05m  
3'6" x 3'05"  
Tiled floor. Cupboard housing gas and electric meter. Glazed door to hall.

**Hall**  
1.57m x 1.05m  
5'1" x 3'5"  
Understair cupboard. Radiator.

**Sitting Room (N)**  
5.01m x 3.11m  
16'5" x 10'2"  
Electric fire. Laminate floor. Radiator. Wall lights. Cornice.



**Kitchen (S)**  
2.43m x 1.95m  
7'11" x 6'4"  
Fitted floor and wall units. Stainless steel sink. Necht electric oven and gas hob. Extractor fan.



**Utility Cupboard**  
Plumbing for washing machine. Alphagas boiler. Shelving.

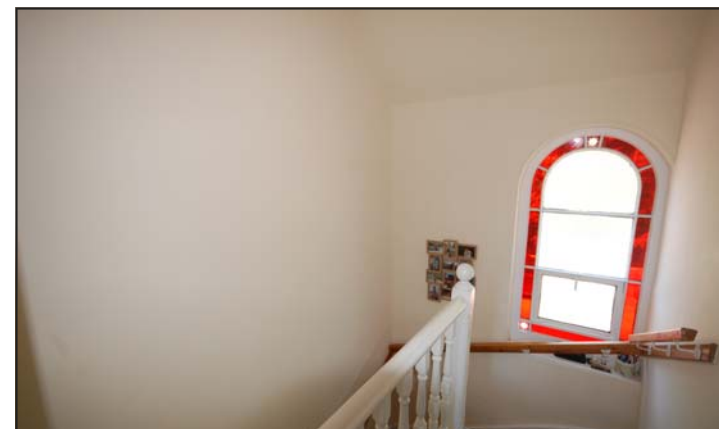
**Back Hall (S)**  
2.31m x 0.86m  
7'7" x 2'9"  
Glazed door to garden.

**Bathroom (W)**  
2.18m x 1.66m  
7'2" x 5'5"  
Bath with Mira shower over. Wetwalling. Wash hand basin with mirror and light over. W.C. Extractor fan. Towel rail.



From hall, stairs to:-

**Landing (N)**  
1.6m x 0.95m  
5'3" x 3'1"  
Stained glass window. Hatch to loft.



**Bedroom 1 (N)**  
4.93m x 3.21m  
16'2" x 10'6"  
Radiator. Wall press. Cornice.



**Bedroom 2 (S)**  
2.43m x 1.95m  
7'11" x 6'4"  
Radiator. Laminate flooring.

## OUTSIDE

Steps lead up to the back garden is mainly laid to lawn. Timber garden shed. Outside tap. Electrical point.