

Bradburne & Co

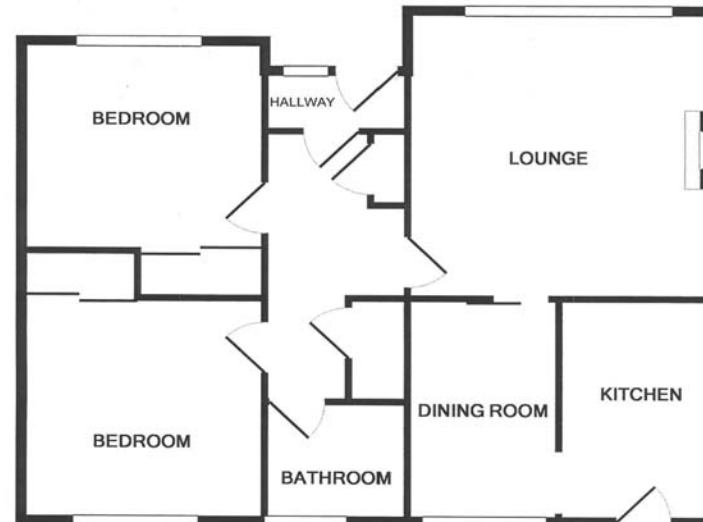
Chartered Surveyors, Estate Agents

OUTSIDE

Gardens to the front, rear and side surrounded by wall and mature hedge. Gardens mainly laid to lawn with herbaceous borders and trees. Driveway to side with parking for 4 cars.

Garage Brick built. Up and over door.
4.52m x 2.7m Electric.
14'9" x 8.09"

Garden Shed Timber garden shed.
6ft x 7ft



VIEWING

Strictly by appointment with the Selling Agents - 01334 479479.

ENTRY

Entry by mutual agreement.

SERVICES

Mains electricity, gas, water and drainage.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band D.

COUNCIL TAX

Council Tax Band E. The annual Council Tax payable at present is £1876.51

FIXTURES AND FITTINGS

Kitchen appliances, light fittings, fitted floor coverings, curtains and blinds are included in the sale.

ASKING PRICE

Offers over £250,000 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.

Bradburne & Co

Chartered Surveyors, Estate Agents

37 Irvine Crescent, St Andrews, Fife



**DETACHED FAMILY HOME IN A FASHIONABLE RESIDENTIAL AREA
WITHIN WALKING DISTANCE OF TOWN CENTRE AND SCHOOLS
THE PROPERTY OFFERS CONSIDERABLE SCOPE TO EXTEND INTO A
FLOORED ATTIC AND A PRIVATE REAR GARDEN**

Accommodation:

Sitting Room, Dining Room, Kitchen, 2 Bedrooms, Family Bathroom

Floored Loft

Gas Central Heating

Single Garage

Double Glazing

Front & Rear Gardens

Driveway with Parking

Garden Shed

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

37 Irvine Crescent is a detached bungalow on a corner plot which offers scope for an extension within a mature residential area of town. The bright sitting room leads to a dining room and on to the kitchen. From the hall there are two double bedrooms and a bathroom. A Ramsay ladder gives access to a floored attic with ample room to convert to more accommodation - subject to consent. The house has double glazing and central heating throughout. Outside a private drive allows parking for 4 cars and there is a garage and garden shed.

SITUATION

37 Irvine Crescent is situated in a residential area within walking distance of the town centre and East Sands.

St Andrews provides all day to day facilities and amenities including shopping, theatre, cinema, leisure centres and health facilities. The Home of Golf also boasts 6 links golf courses and numerous other courses are close by.

DIRECTIONS

From South Street follow Abbey Walk out towards Crail into St Mary Street. At the second roundabout turn right into Grange Road. Turn second right into Irvine Crescent and follow the road round to No. 37 on the left. For route planning the post code is KY16 8LG.

PARTICULARS OF SALE

The property is entered through a hardwood door with glazed side panel and fan light over.

Vestibule (S) Cupboard housing electric meter and fuse box.
1.91m x 0.97m
6'2" x 3'2"

Glazed door to hall:-

Hall Cloak cupboard. Store cupboard. Central heating controls. Radiator. Smoke alarm. Ramsay ladder to loft.
4.06m x 3.07m
13'03" x 11'0"

Sitting Room (S) Fireplace with marble and stone surround. Living flame gas fire. TV point. Cornice. Radiator. Laminate flooring.
4.4m x 4.33m
14'5" x 14'2"



Dining Room (N) Telephone point. Radiator.
3.33m x 2.07m
10'11" x 6'9"



Kitchen (W) Fully fitted floor and wall units. 1½ bowl sink. Tiled walls. Neff microwave, oven, electric hob and extractor fan. Zanussi fridge freezer. AEG washing machine.
3.28m x 2.2m
10'9" x 7'2"



Bedroom 1 (N) Fitted wardrobe with shelves and hanging space. Radiator. Laminate flooring.
3.55m x 3.14m
11'0" x 10'4"



Bedroom 2 (S) Fitted wardrobe with shelves and hanging space. Telephone point. Radiator. Laminate flooring.
3.14m x 3.12m
10'3" x 10'2"



Bathroom (N) Bath with Triton shower over. W.C. Wash hand basin. Wall cabinet. Shaving point. Radiator.
1.90m x 1.72m
6'02" x 5'07"



Attic 2 x (E,W) Ramsay ladder to floored loft with radiators. Sink and floor unit. Worcester gas boiler.
9.65m 3.85m
31'8" x 12'7"

