

**Family Bathroom (W)**  
2.96m x 2.65m  
9'08" x 8'08"

Bath. Large shower cubicle with *Aqualisa* shower. Wash hand basin with mirror and shaver light over. W.C. Bidet. Radiator. *Emma* extractor.



**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 C.

**COUNCIL TAX**

Council Tax Band G. The annual Council Tax payable at present is £2,558.88.

**FIXTURES AND FITTINGS**

All moveables in the property are included in the sale.

**ASKING PRICE**

Offers over £490,000 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.

**OUTSIDE**

The private gardens to the rear and side of the property and are mainly laid to lawn with mature planted borders surrounded by fencing and hedges.

The gravelled driveway with planted borders to the front and side of the property provides ample parking.

**Garage (S)** Electric *Glidermatic* remote controlled roller door. Power. 20'01" x 10'01" Tap.



**62b Buchanan Gardens,  
St Andrews, Fife**



**HIGHLY DESIRABLE SPACIOUS DETACHED HOUSE IN FASHIONABLE LOCATION WITHIN WALKING DISTANCE OF THE TOWN CENTRE**

**Accommodation:**

Sitting Room, Dining Room, Dining Kitchen, Sun Room, Utility Room, 3 Double Bedrooms, Family Bathroom, W.C.

**Gas Central Heating  
Double Glazing  
Garden  
Garage**



## GENERAL DESCRIPTION

62b is an individually designed home built in 1996 to the owners' specification. All the rooms are well proportioned and many have attractive views over the gardens.

The double glazing and front door have recently been upgraded to the latest insulation standards including the loft.

The loft is constructed with attic trusses allowing an open plan space suitable for further accommodation, subject to consent.

Outside there are generous sized gardens and ample car parking to the side and front.

## SITUATION

Buchanan Gardens is known for its fashionable housing and gardens located near the town centre.

St Andrews provides all day to day facilities and amenities including shopping, leisure centres, cinema, theatre, choice of restaurants and world famous University. The Home of Golf also boasts 7 public golf courses and numerous other private courses close by.

Education is well catered for with various primary schools, a secondary school and excellent private education at St Leonards

St Andrews is extremely accessible by rail (Leuchars 4 miles), by air (Dundee 11 miles and Edinburgh 45 miles) and, of course, by road.

## DIRECTIONS

From the West Port follow Argyle Street to the roundabout and take the second exit, follow Buchanan Gardens and turn left into private driveway. 62b Buchanan Gardens is located at the end of the driveway. For route planning the post code is KY16 9LX.

## PARTICULARS OF SALE

The property is entered through timber door with glazed side panel into:-

**Vestibule (E)** Tiled floor. Cupboard housing fusebox.  
1.9m x 1.72m  
6'2" x 5'7"

Part-glazed door with glazed side panels to hallway:-

**Hallway**  
9.32m x 2.05m  
30'6" x 6'08"  
Two double storage cupboards one shelved and hanging, one shelved. Storage cupboard shelved. Hatch to floored attic providing excellent potential for additional accommodation, subject to consent. Radiator. Smoke Alarm. Downlighters. Central heating thermostat.

**Sitting Room**  
(Sx3, E)  
5.07m x 4.9m  
16'07" x 16'01"  
Stone fireplace with timber mantle and tiled hearth. Downlighters. Radiator. TV point. Part glazed door leading to sun room.



**Sun Room**  
(Wx3, Sx2)  
3.77m x 2.06m  
12'4" x 6'09"  
Radiator. Part glazed door to rear garden.



From the hallway double part-glazed doors lead to:-

**Dining Room** Radiator.  
(Wx2)  
4.99m x 3.98m  
16'4" x 13'



**Kitchen (Sx2, E)** Floor and wall units. Tiled splashback. Stainless Steel 1.5 sink and drainer. Whirlpool gas hob and extractor hood. Neff electric over with grill. Lifestyle central heating control.  
4.28m x 3.12m  
14' x 10'02"



**Utility Room**  
(N,S)  
2.83m x 2.36m  
9'03" x 7'08"  
Floor units. Stainless steel sink and drainer. Plumbed for washing machine. Worcester boiler. Cupboard with shelving. Part glazed door leads to rear garden.

**WC (E)**  
3.11m x 1.17m  
10'2" x 3'1"  
Wash hand basin with tiled splashback and mirror over. W.C. Radiator. Emma extractor.

**Bedroom (Ex2)** Built in double wardrobe, shelved and hanging.  
4.01m x 3.4m  
13'01" x 11'01" Radiator.



**Bedroom (Ex2, N)** Built in double wardrobe, shelved and hanging.  
4.01m x 3.62m  
13'01" x 11'1" Radiator.



**Master Bedroom** Built in single wardrobe, shelved. Radiator. TV point. Telephone point.  
(Sx2, Wx2)  
5m x 5m  
16'04" x 16'04"

