

Bedroom 3 (S)
3.36m x 2.91m
11' x 9'6"

Walk-in cupboard with shelves and hanging space and access to loft. 2 *Velux* windows with blinds. TV point. Radiator. Coombed ceiling.

Bedroom 4 (S, E)
3.31m x 2.9m
10'10" x 9'6"

Walk-in cupboard with shelves and hanging space and access to loft. TV point. Radiator. Coombed ceiling.

Family Bathroom (E)
2.37m x 2.26m
7'9" x 7'5"

Bath. Fitted shower cubicle with tiled surround and Aquatronic electric shower. W.C. Wash hand basin. Extractor fan. Tiled floor. Tiled walls to dado height. Radiator.



Garage (S)
9.3m x 6.15m
30'6" x 20'3"

Double garage with workshop and lofted store above. Plumbing, water and electricity.

Log cabin (S)
5.61m x 4.82m
18'5" x 15'9"

Newly built log cabin with plumbing, water and electricity. Plans for sitting room, 1 bedroom, kitchen and bathroom.

Potting Shed (W)
9.65m x 2.67m
31'8" x 8'9"

Barn (E)
6.7m x 6.7m
22' x 22'

Car Port (N)
5.55m x 3.5m
18'3" x 11'6"

Green House
4.55m x 2.46m
15' x 8'1"

SERVICES

Mains electricity. Private water and drainage. Oil fired central heating.

ENERGY PERFORMANCE CERTIFICATE
EPC Rating Band C.

COUNCIL TAX
Council Tax Band F. The annual Council Tax payable at present is £1,614.89

FIXTURES AND FITTINGS
All fitted floor coverings are included in the sale.

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

IMPORTANT NOTICE

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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 house and garage overlook gardens mainly laid to lawn with herbaceous borders and mature fruit trees and bushes. There is a car port and storage shed with additional parking. South of the garden is a small paddock with field shelter and the remaining land is mature woodland with a log cabin and further stores.



Dundee 20 miles

Cupar 6 miles

**Greenside,
By Leven, Fife**

St Andrews 11 miles

Edinburgh 41 miles



A DELIGHTFUL COUNTRY HOME IN ATTRACTIVE WALLED GARDEN AND MATURE WOODLANDS WITHIN COMMUTING DISTANCE OF MAJOR TOWNS

Accommodation:

Sitting Room, Dining Room, Sun Room, Breakfast Room, Study/Bedroom 5, 4 Bedrooms (1 En-Suite Bathroom), Kitchen, Galley Kitchen, Family Bathroom, Utility Room, Cloak Room, W.C.

Woodlands

Gardens

Log Cabin

Car Port

Paddock with Field Shelter

Storage Shed

Detached Garage / Workshop / Stores

6.4 Acres (2.6 Ha) or thereby

139 South Street St Andrews Fife KY16 9UN

Tel: 01334 479479 Fax: 01334 474399

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GENERAL DESCRIPTION

Greenside was built in 2004 as a family home surrounded by 6.4 acres of gardens and mature woodlands including a small paddock.

The ground floor has 3 public rooms and generous facilities. Upstairs are 4 bedrooms (one en-suite) and a family bathroom. The house benefits from modern insulation, double glazing and photovoltaic panels on the roof generating steady income.

Within the grounds are a detached 2 storey garage/store, log cabin, car port, storage shed and other stores in 6.4 acres or thereby of grounds.

SITUATION

Greenside is in a rural location and the house is within the small affluent enclave of 4 prestigious properties on the site of the former Greenside Mansion, each amply secluded from each other by mature woodland. Everyday amenities are available in Lundin Links, Leven and Cupar within 6 miles. The university town of St Andrews is only 9 miles distant providing more comprehensive shopping, restaurants, theatre and entertainment throughout the year. Lower Largo has a popular sailing club and the area has a wealth of golf courses.

A mainline railway station at Cupar provides swift access both to Dundee and south to Edinburgh. The airport at Edinburgh is within 50 minutes drive.

The area provides excellent primary and secondary schooling. Private education is available in St Andrews and Dundee.

DIRECTIONS

From Cupar follow the A916 toward Leven. After 5 miles turn left sign posted to Lundin Links and New Gilston and first left again. After ¼ mile turn left into Greenside and first right 400 yards up the drive. Continue to the end of the drive into Greenside. For route planning the post code is KY8 5PB.

PARTICULARS OF SALE

The property is entered through part glazed door into:-

Entrance Vestibule (N)
3.64m x 1.83m
11'11" x 6'
Tiled floor. Radiator. Security alarm system.

Hallway (W)
7.28m x 2.6m
23'10" x 8'6"
Understair cupboard. Radiator.

Sitting Room (S,W)
5.38m x 4.11m
17'7" x 13'6"

Log burning stove with tiled floor, brick hearth and solid wood mantle and brick surround. Radiator. T.V. point. Cornice.



Kitchen (E,S)
4.2m x 3.31m
13'9" x 10'10"

Fitted floor and wall units. Arrow electric oven and hob. Stainless steel extractor hood. Beko dishwasher. Hotpoint fridge. Walk-in cupboard with fitted shelves. 1½ stainless steel sink and drainer. Tiled splashback. Spotlights. Radiator. Heating control panel. Heat detector.



Breakfast Room
4.11m x 2.56m
13'6" x 8'5"

Tiled floor. Radiator. Telephone point.



Sun Room (W,S,E)
3.65m x 2.62m
12' x 8'8"

Wood panelled ceiling. Tiled floor. Radiator. Part glazed door leading to decking area outside.



Utility Room (E)
2.03m x 1.62m
6'8" x 5'3"

Fitted floor unit. Indesit washing machine. Melin 2000 combi boiler. Tiled splashback. Premier SX fire alarm control. Hot water control panel. Hatch to basement.

Cloak Room (E)
1.85m x 1.76m
6' x 5'9"

Tiled floor. Tiled walls to dado height. Hanging space with hooks. Door leading to garden.

Galley Kitchen (E)
2.5m x 1.88m
8'2" x 6'2"

Fitted floor and wall units. Hotpoint freezer. Stainless steel sink and drainer. Tiled splashback. Freestanding shelves and cupboard. Cupboard housing solar panel meter and fuse box. SX fire alarm panel. Radiator.

Dining Room (N,E)
3.99m x 3.23m
13'0" x 10'6"

Cornice. Radiator.



Study (W)
3.24m x 3.16m
10'7" x 10'4"

Fitted shelves. Telephone point. Radiator.

W.C. (W)
1.57m x 1.47m
5'2" x 4'10"

W.C. Wash hand basin. Tiled floor. Wall tiled to dado height. Mainrose Gold extractor fan. Radiator.

Stairs in hallway leading to first floor landing:-

First Floor Landing
4.65m x 1.33m
15'3" x 4'4"

Walk-in cupboard with shelving, housing hot water tank. Access to loft.

Master Bedroom (S)
3.9m x 3.73m
12'9" x 12'3"

Walk-in cupboard with shelves and hanging space and west facing window. T.V. point. Radiator. Coombed ceiling.



En-suite (W)
2.7m x 1.72m
8'9" x 5'7"

Corner bath. Fitted shower cubicle with mains shower and tiled surround. W.C. Wash hand basin with fitted unit. Tiled floor. Tiled walls to dado height. Radiator. Coombed ceiling.

Bedroom 2 (N)
4.03m x 3.23m
13'2" x 10'7"

Walk-in cupboard with shelves and hanging space. 2 x Eaves cupboards. TV point. Radiator. Coombed ceiling.

