

OUTSIDE

There is a communal laundry room to the rear of the flats.

VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.

ENTRY

Entry by mutual agreement.

SERVICES

Mains electricity, water and drainage.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band E.

COUNCIL TAX

Council Tax Band A. The annual Council Tax payable at present is £1027.93.

FIXTURES AND FITTINGS

Kitchen appliances, light fittings, fitted floor coverings, blinds and other moveable contents and fittings are included in the sale. Some of the paintings are not included in the sale.

ASKING PRICE

Offers over £165,000 are invited to include all furniture and contents.

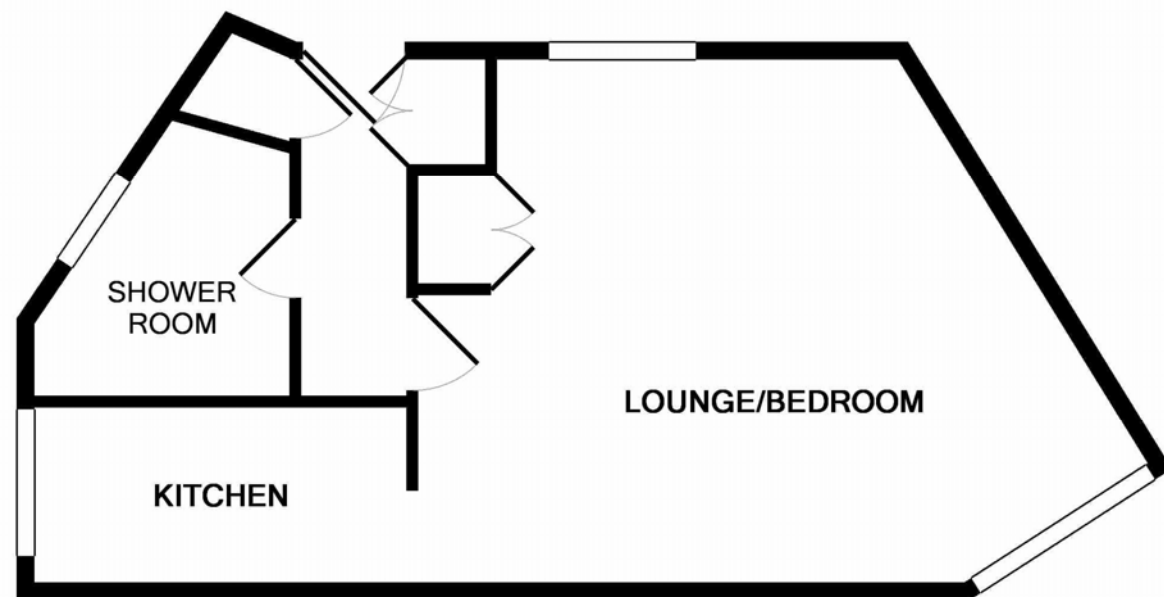
OFFERS TO:-

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 2016 Licence Number 100010747.



34 Abbey Street St Andrews, Fife



MODERN GROUND FLOOR FLAT IN CENTRAL LOCATION CLOSE TO ALL AMENITIES

Accommodation:

Sitting/Dining/Bedroom, Kitchen, Shower Room

Electric Storage Heating
Double Glazing
Communal Laundry Room

GENERAL DESCRIPTION

34 Abbey Street is a modern ground floor flat in a central location close to all amenities. Enter through private door into hallway leading to bright spacious sitting/dining/bedroom, kitchen to the rear and separate shower room. A communal laundry room is to the rear of the flats.

The property has recently been refurbished with a new kitchen and bathroom. There is electric storage heating and double glazing. It is an ideal investment opportunity and is available with contents included in the sale.

SITUATION

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.

A central location allows easy access to the university facilities all within easy walking distance.

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

DIRECTIONS

From South Street head east to the roundabout and turn right into Abbey Street. No.34 is situated on the right corner at the far end of the street. For route planning the post code is KY16 9LA.

PARTICULARS OF SALE

The property is entered through a UPVC door into:-

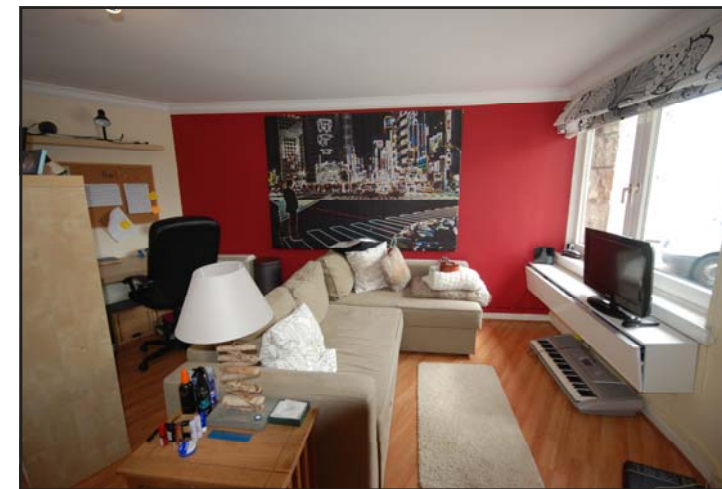
Hallway
3.17m x 1m
10'5" x 3'3"

Built in cupboards with shelving and storage above. Electric meter & fuse boxes. Walk in storage cupboard with shelf housing *Heatrae Sadia* hot water cylinder.



Sitting/Dining/Bedroom (E, S)
6.72m x 4.56m
22'0 x 15'0

Breakfast bar with 2 stools. Laminate flooring. Electric Storage Heaters x 2. Cornicing. T.V. point. Telephone point.



Kitchen (N)
3.4m x 1.45m
11'2" x 4'8"

Fitted floor & wall units. Stainless steel sink and drainer. *CDA* electric oven and ceramic hob. Chrome electric cooker hood. *Autocook* microwave. *Whirlpool* fridge. *Zanussi Turbodry 1000* washer/dryer. *Xpelair* extractor fan. Under unit heater.



Shower Room (N)
2.99m x 1.8m
9'9" x 5'10"

Large shower base. *Triton* electric shower. W.C. Wash hand basin, tiled splashback, marble effect work top. Fitted floor & wall unit. Heated towel rail. *Dimplex* wall heater. *Mentis* extractor fan. Shaving point. Cornicing.

