

## OUTSIDE

A private gravelled parking space is situated to the front of the flat with bin storage to the rear.



## ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band E.

## COUNCIL TAX

Council Tax Band A. The annual Council Tax payable at present is £1,027.93.

## FIXTURES AND FITTINGS

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

## ASKING PRICE

Offers over £155,000 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 2016 Licence Number 100010747.

## VIEWING

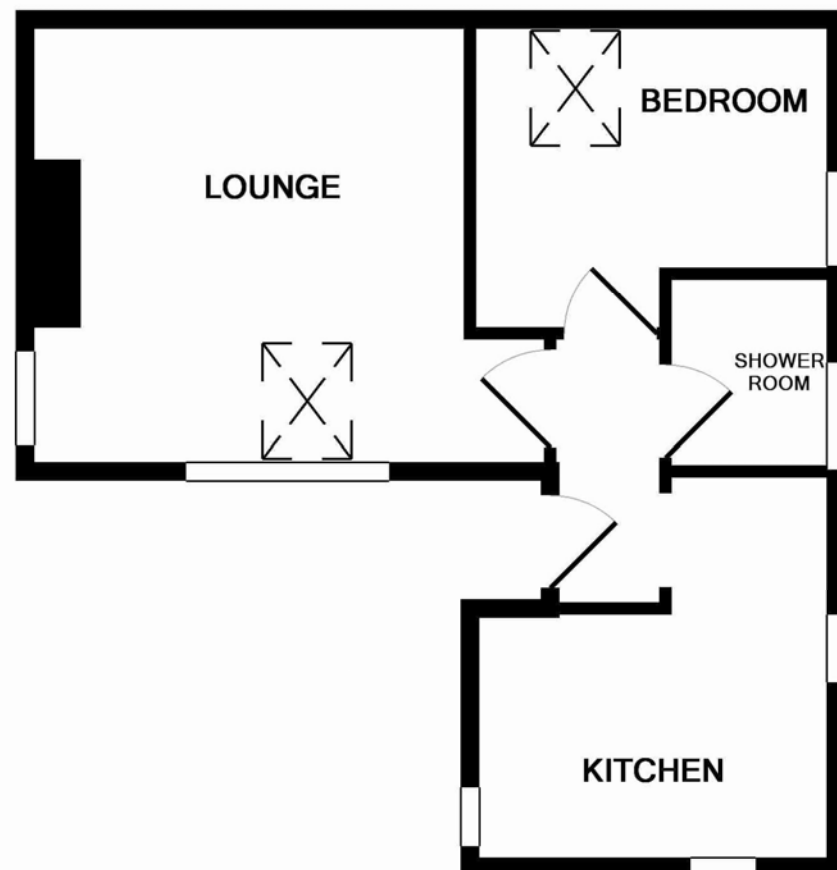
Strictly by appointment with the Selling Agents – 01334 479479.

## ENTRY

Entry by mutual agreement.

## SERVICES

Mains electricity, gas, water and drainage.



**22 Kinnessburn Road,  
St Andrews,  
Fife**



**MODERNISED FIRST FLOOR FLAT WITHIN MINUTES WALK  
FROM THE CENTRE OF TOWN**

### *Accommodation:*

Sitting Room, Dining Kitchen, 1 Bedroom, Shower Room

**Gas Central Heating  
Double Glazing  
Private Parking Space**

## GENERAL DESCRIPTION

The property is entered up an external staircase to a private front door leading to the hall. The accommodation comprises a bright and attractive sitting room, bedroom, shower room and dining kitchen. Heating is provided by modern gas central heating and there is double glazing throughout. With an excellent location it will suit private owners and investors alike with good demand when offered for rent. The flat is sold with all the owners contents included.



## SITUATION

From Kinnessburn Road, a very short walk leads to South Street in the centre of town and University buildings. The property is also within walking distance of the East and West Sands. St Andrews has a wealth of facilities including excellent shopping, leisure and health facilities. Known as the home of golf it has six links courses in the town and the world famous university.

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

With the Westport Archway on your left, drive down Bridge Street, continue to the first turn on the left into Kinnessburn Road. Follow the road and No 22 is situated on the right. For route planning the post code is KY16 8JA.

## PARTICULARS OF SALE

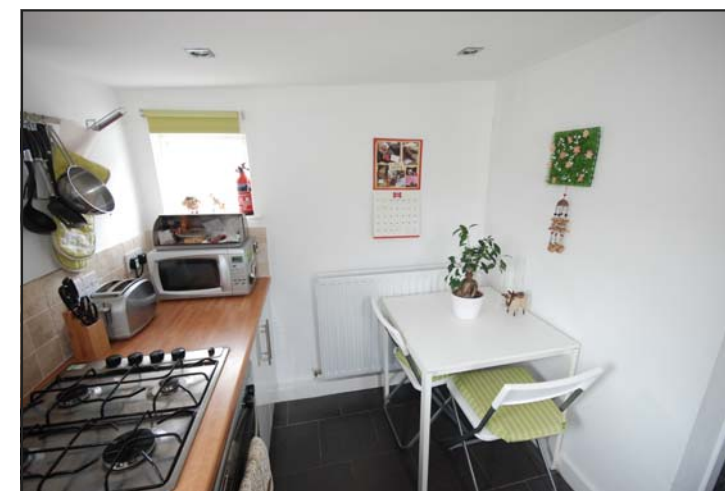
The property is entered through a private timber door into:-

**Hallway** Smoke detector.  
2.28m x 0.95m  
7'5" x 3'1"

**Sitting Room (S,W)** Wall mounted television and electric fire. Skylight window (N). Radiator. Television point. Telephone point. Cupboard housing electric meter and fuse box.  
3.65m x 3.57m  
12' x 11'8"



**Kitchen (E,W,S)** Floor units. Stainless steel sink and drainer. Tiled splashback. *Saunier Duval* central heating boiler. New Home gas hob and electric oven. Downlighters. Radiator. Carbon monoxide alarm. Smoke detector. *Indesit IWDC6125* washer / dryer. *Homeking* fridge freezer.  
3.17m x 2.94m  
10'4" x 9'7"



**Bedroom (E)** Wall mounted television. Skylight window (S). Radiator. Television point.  
2.85m x 2.62m  
9'4" x 8'7"



**Shower Room (E)** Wet room floor and tiled walls. *Triton T80XT* electric shower. Corner wash hand basin. WC. Chrome heated towel rail.  
1.44m x 1.37m  
4'8" x 4'5"

