

Bradburne & Co

Chartered Surveyors, Estate Agents

OUTSIDE

To the front is a gravelled parking area and fenced garden mainly laid to lawn. To the rear is a lawned garden with paved sun terrace and garden shed.

Garage Remote control roller door.
20'9" x 12'2" Outside tap. Door to back
6.33m x 3.71m garden.
(Average Size)

Shed Timber frame under felt roof.
8'0" x 6'0"
2.44m x 1.81m



VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.

SERVICES

Mains electricity, gas, water and drainage.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band D.

COUNCIL TAX

Council Tax Band D. The annual Council Tax payable at present is £1541.90

FIXTURES AND FITTINGS

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

ASKING PRICE

Offers over £195,000 are invited.

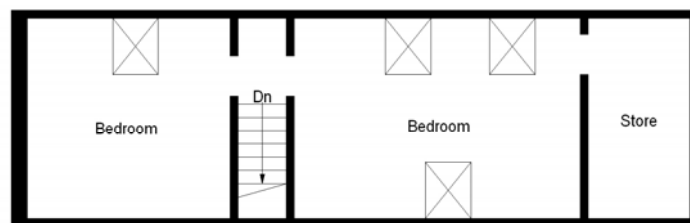
OFFERS TO:-

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.



First Floor



Ground Floor

Bradburne & Co

Chartered Surveyors, Estate Agents

St Andrews 10 miles

**7 Woodlaw Park, Upper Largo,
Leven, Fife**

Cupar 9 miles

Edinburgh 39 miles

Dundee 23 miles



AN ATTRACTIVE MODERNISED SEMI DETACHED FAMILY HOME IN A FASHIONABLE VILLAGE WITHIN EASY REACH OF ST ANDREWS AND COMMUTER TOWNS

Accommodation:

Sitting Room, Dining Room, 4 Bedrooms
 Kitchen, Utility Room, Family Bathroom, Shower Room

Gas Central Heating
Double Glazing

Garage

Gardens Front & Rear
Ample Car Parking

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GENERAL DESCRIPTION

7 Woodlaw Park is a modernised and extended 1½ storey family home in a fashionable residential area overlooking Largo Law. The ground floor has 2 public rooms, 2 bedrooms, bathroom, shower room, kitchen and utility room. Upstairs are two further bedrooms.

In recent years there has been extensive upgrading including modern double glazing, engineered oak floors and oak internal doors and facings.

Outside there are attractive gardens with paved pathways and ample car parking leading to a good sized garage.

Overall, it is a good sized family home in excellent condition in a fashionable East Neuk village.

SITUATION

Woodlaw Park is at the foot of Largo Law with easy access by foot to the Firth of Forth or into the surrounding countryside. The village has a primary school, village hall, hotel, popular church, bowling green and playing fields. Day to day facilities are available in Lundin Links, Leven and St Andrews. Secondary schooling is available at Waid Academy. There are leisure centres in Anstruther and Leven with swimming pools. The nearest railway station is at Markinch (9 miles) with regular trains to Dundee or Edinburgh.

DIRECTIONS

From St Andrews follow the A915 road to Largoward and down into Upper Largo. 7 Woodlaw Park is on the left on entering the village. From Leven follow the A915 towards Upper Largo. Turn left and continue on the A915 towards St Andrews and 7 Woodlaw Park is on the right just after the bend in the road. For route planning the post code is KY8 6ET.

PARTICULARS OF SALE

The property is entered through a part glazed hard wood door into:-

Reception Hall (N) Built in cupboard hanging and shelving space, electric meter, fuse box.
11'7" x 11'3"
3.54m x 3.42m

Sitting Room (N) Coal effect electric fire with wooden mantle and surround. Oak flooring. Cornice. T.V. point. Telephone point. Radiator.
15'2" x 13'0"
4.64m x 3.96m



Dining Room (N) Double patio doors to garden. Oak flooring. T.V. point. Telephone point. Radiator.
14'8" x 12'10"
4.48m x 3.92m



Kitchen (S) Modern fitted floor and wall units. Stainless steel sink and drainer. Belling electric double oven and hob. Chrome extractor hood. Bosch fridge freezer. Tiled splash back. Telephone point. Radiator.
12'9" x 9'9"
3.89m x 2.97m



Utility Room (S) Fitted floor and wall units. Bosch Silver Edition washing machine and dishwasher. Stainless steel sink and drainer.
8'1" x 4'0"
2.46m x 1.23m

Shower Room (S) Fitted floor units. Shower cubicle with electric shower. Wash hand basin. W.C. Heated towel rail. Wood panelling to dado height.
8'7" x 8'1"
2.64m x 2.47m

Master Bedroom (S) Double patio doors to garden. Cornice. Telephone point. Radiator.
12'7" x 12'6"
3.86m x 3.81m



Bedroom 3 (N) Cornice. Dado rail. Radiator.
11'11" x 10'0"
3.64m x 3.04m



Bathroom (S) Bath. Shower cubicle with Unichrome by Triton power shower. Wash hand basin. W.C. Walls are mainly tiled. Chrome heated towel rail. Radiator.
11'6" x 9'8"
3.5m x 2.96m



Stairs to first floor landing:-

Landing Coombed ceiling. Eaves cupboard.

Bedroom 2 (N), (S) x 2 Walk-in loft storage. Coombed ceiling. Velux windows x 3. Radiator.
19'8" x 13'0"
6.01m x 3.97m



Bedroom 4 (S) Coombed ceiling. Radiator.
13'0" x 12'0"
3.97m x 3.75m

