

OUTSIDE

To the front is a gravelled garden area surrounded by a hedge. To the side is a paved driveway with scope to add a garage. To the rear is a private lawned garden with mature hedges and additional ground beyond the rear hedge.

Shed Timber framed shed.
8'0" x 6'0"



First Floor



Ground Floor

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 C. The annual Council Tax payable at present is £1,406.31

FIXTURES AND FITTINGS

Kitchen appliances, light fittings, fitted floor coverings, curtains and blinds are included in the sale. Other moveable contents and fittings may be available by separate negotiation.

ASKING PRICE

Offers over £215,000 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 2017 Licence Number 100010747.

**6 Bruce Street,
St Andrews, Fife**



**SEMI-DETACHED HOUSE IN A FASHIONABLE AREA
WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE**

Accommodation:

Sitting Room, Dining Kitchen,
3 Bedrooms (1 En-Suite WC), Family Bathroom

**Gas Central Heating
Double Glazing
Garden Front & Rear
Private Driveway**

GENERAL DESCRIPTION

6 Bruce Street is a semi-detached family home close to the East Sands and schools. The house has a good sized sitting room, dining kitchen and bedroom with en-suite WC. on the ground floor. Upstairs are two double bedrooms and a family bathroom. The house has modern double glazing and central heating throughout. Outside is a private driveway and front garden. To the rear is a large private garden surrounded by hedges and fencing.

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. All University buildings are 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.

DIRECTIONS

From the centre of town follow Abbey Walk into Lamond Drive. After the roundabout in Lamond Drive turn left into Sandyhill Road and first right into Bruce Street. No.6 is on the right. For route planning the post code is KY16 8EB.

PARTICULARS OF SALE

The property is entered through a hardwood door into:-

Vestibule (W) Glazed door to hallway.
1.11m x 1m
3'7" x 3'3"

Hallway (W,S)
2.45m x 0.97m
8'0" x 3'2"

Radiator. Under stair cupboard housing fuse box and electric meter. Dado rail.



Sitting Room (S)
4.98m x 3.84m
16'4" x 12'7"
(in to bay)

Electric free standing fire with wooden mantel and surround. Alcove with shelving and cupboard space. Radiator. TV point.



Kitchen (N)
3.6m x 3.05m
11'9" x 10'0"

Fitted floor and wall units. Stainless steel sink and drainer. Cupboard with shelving space. Daewoo freestanding fridge freezer. Beko washing machine. Indesit gas hob and electric oven. Tiled splash back. Door to rear garden.



Master Bedroom (N)
3.51m x 3.01m
11'6" x 9'10"

Cupboard housing Potter Promax combi boiler. Radiator.



En-Suite WC
1.46m x 1m
4'9" x 3'3"

Wash hand basin. WC. Tiled to dado. Tiled floor.



Stairs in the hallway leading to first floor:-

First Floor Landing (S)
2.86m x 0.97m
9'4" x 3'1"

Walk-in cupboard with shelving space. Eaves cupboard. Dado rail. Smoke alarm. Access to loft hatch.

Bedroom 2 (S)
4.23m x 3.6m
13'10" x 11'9"

Cupboard with hanging and shelving space. Radiator.



Bathroom (N)
2.28m x 2.07m
7'5" x 6'9"

Bath with Triton shower over. Tiled surround. Wash hand basin. WC.



Bedroom 3 (N)
3.5m x 3.44m
11'5" x 11'3"

Radiator.