

Bradburne & Co

Chartered Surveyors, Estate Agents

OUTSIDE

To the front and side of the house is ample car parking. Steps to the south lead down into mutual landscaped gardens creating a parkland setting.



VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.

ENTRY

Entry by mutual agreement.

SERVICES

Mains electricity, gas, water and drainage. A factoring charge is payable for the communal areas.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band C.

COUNCIL TAX

Council Tax Band B. The annual Council Tax payable at present is £1,140.96.

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 £110,000 are invited.

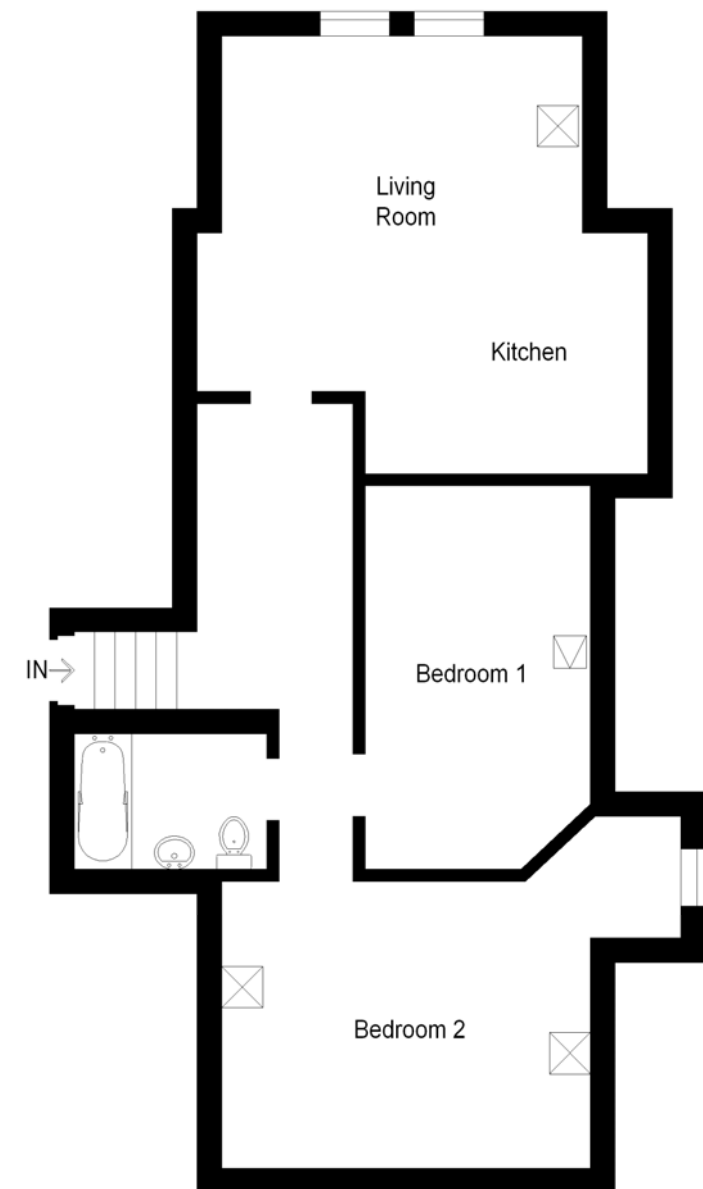
OFFERS TO:-

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.



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Dundee 24 miles

Kirkcaldy 9.5 miles

8 Orchard House, Orchard Grove, Leven, Fife

St Andrews 14.5 miles

Edinburgh 36 miles



**AN IMPRESSIVE TOP FLOOR APARTMENT IN EXCELLENT CONDITION
IN A LATE VICTORIAN MANSION HOUSE WITHIN A PARKLAND SETTING**

Accommodation:

Sitting Room, Dining Kitchen,
2 Bedrooms, Family Bathroom

**Gas Central Heating
Extensive Communal Gardens
Ample Car Parking**

139 South Street St Andrews Fife KY16 9UN

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GENERAL DESCRIPTION

Orchard House is an impressive mansion house converted into 10 apartments by Persimmon Homes. The house is set in landscaped parkland gardens shared by the owners.

From the front door the property opens into a reception hallway leading to a grand staircase with stained glass window.

A private door gives access to a staircase leading up to the apartment. A south facing open plan sitting, dining, kitchen is the main room with a landing leading to 2 double bedrooms and a bathroom. Currently the second bedroom is used as a sitting room with alcove study area.

SITUATION

Located on the north side of Leven it has convenient access to shopping, a leisure centre, Leven Links golf course and miles of sandy beaches. Leven has an excellent bus station with good services to Edinburgh, Glasgow and Dundee. The nearest railway station is 6 miles distant at Markinch.

DIRECTIONS

From the main A915 Windygates road turn north at the crossroads into Kennoway Road. Turn first right into Linnwood Drive and first right again into Orchard Grove. Follow the private road round to the front of Orchard House where there is ample car parking.

For route planning the post code is KY8 5XA.

PARTICULARS OF SALE

The property is entered through a hard wood door to private stairs leading to second floor:-

Upper Landing Velux window. Intercom. Covered radiator. Smoke detector.

5.78m x 1.86m
18'11" x 6'0"



Open Plan Dining Kitchen (S,W)

5.51m x 5.45m
18'1" x 17'10"

Fitted wall and base units. Tiled splash back. 1½ stainless steel sink and drainer. *Whirlpool* integrated fridge freezer, washer dryer, microwave with grill. *Whirlpool* cooker hood, electric oven with gas hob. *Worcester Highflow 400* electric boiler. *Manrose* extractor fan. Window seat with cupboard under. Fitted corner unit with cupboards and shelves. Covered radiator. 5 amp lamp sockets. TV point. Telephone point.



Bedroom 2/ Sitting Room (Wx2, E)
4.46m x 3.51m
14'7" x 11'6"

Shelved alcove area with cupboard under housing fuse box. Electric coal effect fire. Hatch to attic. TV point.



Master Bedroom (W)
4.17m x 2.76m
13'8" x 9'0"

Fitted wardrobes. Shelved unit. Covered radiator.



Bathroom
2.27m x 1.72m
7'5" x 5'8"

Bath with *Sirrus* shower over. WC. Wash hand basin. Tiled. Mirrored cabinet with lights. Heated towel rail. *Manrose* extractor fan. Shaver point x 2.

