

OUTSIDE

From the private entrance door a path leads to a stone-built outhouse and onto a private garden through a timber gate. The garden is mainly lawned with a vegetable patch, timber decking and garden shed. The garden is surrounded by a high wall and fencing to the boundaries.

Shed Timber framed shed.
2.58m x 1.83m
8'0" x 6'0"

Outhouse Stone built outhouse.
2.03m x 1.13m
6'8" x 3'8"

VIEWING

Strictly by appointment with the Selling Agents
– 01334 479479.



ENTRY

Entry by mutual agreement.

SERVICES

Mains electricity, gas, water and drainage.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band D.

COUNCIL TAX

Council Tax Band B. The annual Council Tax payable at present is £1,230.52

FIXTURES AND FITTINGS

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

ASKING PRICE

Offers over £90,000 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.



Dundee 23 miles

Kirkcaldy 14.5 miles

**97 High Street, Strathmiglo
Cupar, Fife**

St Andrews 20 miles

Edinburgh 35 miles



**MODERNISED FIRST FLOOR FLAT IN A FASHIONABLE VILLAGE
WITHIN EASY REACH OF COMMUTER TOWNS AND THE CENTRAL BELT**

Accommodation:

Sitting Room, 3 Bedrooms, Kitchen, Family Bathroom

**Gas Central Heating
Double Glazing to Rear
Private Garden
Outhouse and Garden Shed**

139 South Street St Andrews Fife KY16 9UN

Tel: 01334 479479 Fax: 01334 474399

Email: info@bradburne.co.uk Web: www.bradburne.co.uk

GENERAL DESCRIPTION

97 High Street is an attractive first floor flat built in 1873 as the Bank Managers apartment over the bank. In recent years it has been modernised with a new kitchen and bathroom and redecorated throughout. The accommodation includes a bright sitting room, 3 bedrooms, (1 double, 2 single), kitchen and bathroom. Outside is an outhouse and path leading to gate giving access to a private garden surrounded by stone walls and fencing.

SITUATION

Strathmiglo is a conservation village near the Lomond Hills yet only 6 miles from the M90 central motorway network giving swift access to Perth and Edinburgh.

The village has a small supermarket, garage, public house and village hall in addition to other amenities. In the centre of the village is a bowling green and play park.

Schooling includes a primary school in the village and secondary schools at Cupar and Kinross.

DIRECTIONS

From Cupar take the second turning into Strathmiglo, if coming from Kinross take the first entry on the right.

Continue past the primary school and public house on the main street and number 97 is on the left by the hairdressers and opposite the Church Hall. For route planning the postcode is KY14 7PR.

PARTICULARS OF SALE

The property is entered through a UPVC door into:-

Hallway (W) Stairs leading to first floor landing.

Landing (E) Radiator. Hatch to loft.

Sitting Room (S,N)
4.88m x 3.01m
16'0" x 10'2"
Ornamental fireplace with solid wood mantel and hearth (not connected to flue). Radiators x 2. TV point. Telephone point. Cornice. Smoke alarm.



Bedroom 2 (S)
3.68m x 2.56m
12'0" x 8'4"
Radiator. Cornice.



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Master Bedroom (S)
4.92m x 3.18m
16'1" x 10'5"
Built-in cupboard with shelving. Radiator x 2. Cornice.



Hallway leading to kitchen and bathroom:-

Built-in cupboard housing *ideal classic* gas boiler.

Kitchen (Wx2)
2.72m x 2.43m
8'11" x 8'0"



Modern fitted floor and wall units. Stainless steel sink and drainer. Tiled surround. *Whirlpool* electric hob and oven and washer dryer. Freestanding fridge freezer. Built-in storage cupboard with shelving space. Radiator. Heat detector.

Bathroom (E)
2.6m x 1.6m
8'6" x 5'3"



Bath with *Mira* shower over, tiled surround. WC. Wash hand basin. *Advent* extractor fan. Radiator.