

Bedroom 3 (Nx2)
6.43m x 2.41m
21'1" x 7'10"

Coombed ceiling. Velux windows (Nx2). Shelved cupboard. Shelving. Television point. Telephone point.

Bathroom (S)
3.38m x 2.46m
11'1" x 8'

Velux window (S). Wash hand basin. Shower cubicle with Mira shower. Bath. W.C. Radiator.



OUTSIDE
To the front is terraced garden with herbaceous borders and lawns. To the east is secret garden with specimen shrubs, To the rear is lawned garden surrounded by a mature hedge with paved sun terrace, retractable awning, drying green and garden shed. To the west is a good sized double garage with two remote roller doors and ample parking on a mono blocked driveway.

Double Garage
5.75m x 5.65m
18'9" x 18'4"

2 x remote control roller doors. Electricity.

Shed
2.42m x 1.81m
8' x 6'

Timber framed shed under a felt roof.



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 C.

COUNCIL TAX
Council Tax Band G. The annual Council Tax payable at present is £2,972.70.

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

ASKING PRICE
Offers over £475,000 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.

Cupar 7.5 miles

St Andrews 2 miles

**Briarmount, 50 High Road,
Strathkinness, St Andrews, Fife**

Edinburgh 50 miles

Perth 32 miles



A SPACIOUS AND BRIGHT DETACHED FAMILY HOME IN QUIET VILLAGE CLOSE TO ST ANDREWS WITH FAR REACHING VIEWS

Accommodation:

Sitting Room, Dining Room, Kitchen/Dining Room, Utility Room, 4 Double Bedrooms, Study/Bedroom 5, 2 Bathrooms, WC

**Gas Central Heating
Double Glazing
Double Garage
Private Gardens Front & Rear**

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

Briarmount is a spacious family home on the edge of Strathkinness close to St Andrews. Located in an elevated position it has fabulous far reaching views over the Eden and Sidlaw hills to the north. To the south it overlooks Drumcarrow and rolling countryside.

On the ground floor is an impressive three aspect sitting room, dining kitchen, bedroom, bedroom 5/ study, bathroom, utility room and WC.

Upstairs are 3 further bedrooms, family bathroom and eaves storage room. There is ample scope to add en-suite facilities if required.

The whole house is double glazed with modern gas central heating and good insulation throughout.

Outside are well stocked gardens with lawned areas and a paved sun terrace.

To the side is ample private parking, a double garage with two remote doors and a garden shed.

SITUATION

Strathkinness is a desirable village with a primary school and public house, close to St Andrews. Excellent road links provide swift access to Dundee, Kirkcaldy and the central motorway network. Local amenities, leisure and cultural facilities are also available in St Andrews (3 miles).

A mainline railway station in Leuchars (3.8 miles) provides a frequent service both north and south to Dundee and Edinburgh. Excellent secondary schooling is available in St Andrews which also provides numerous nurseries and private education.

DIRECTIONS

From St Andrews follow Hepburn Gardens into Buchanan Gardens and turn right into Strathkinness High Road. 38 High Road sits back from the road and can be found on the left behind No 36. For route planning the postcode is KY16 9XX.

PARTICULARS OF SALE

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

Vestibule (N)
2.78m x 1.53m
9'1" x 5'

Radiator. Glazed door to hallway.

Front Hallway
4.25m x 1.14m
13'11" x 4'7"

2 storage cupboards. Radiator. Smoke alarm.

Centre Hallway
8.85m x 1.1m
29'4" x 14'7"



Sitting Room
(N, S, E)
87.1m x 4.43m
23'3" x 14'6"



Open Plan Kitchen/ Dining Area (Sx2)
5.79m x 4m
19' x 13'1"

4 storage cupboards (1 walk in housing *Electroguard* security entry system, 1 housing *Viessman* gas boiler). Shelving.

Gas fire with tiled hearth. Radiator x 2. Television Point. Telephone Point.

Fitted kitchen with wall and base units. Stainless steel double sink and drainer. *Belling* gas hob, electric oven and grill. *Whirlpool* cooker hood. *Bosch* dishwasher. *Xpelair* extractor fan. Television point. Telephone point. Radiator. Patio doors to sun terrace.



Utility Room (S)
3.89m x 2.48m
12'9" x 8'1"

Fitted wall and base units. *Beko* washing machine and fridge freezer. Radiator. Part glazed door to rear garden.

Dining Room (S)
3.91m x 3.82m
12'6" x 12'

Mirrored cupboard with shelves. Radiator.



Bedroom 4 (N)
5.2m x 3.22m
17'1" x 10'7"

Wall to wall mirrored wardrobe. Telephone point. Radiator.



Bathroom (N)
3.97m x 1.78m
13' x 5'9"

Built in wash hand basin. Shower cubicle with *Mira* shower. Bath. W.C. Shelved cupboard. *Xpelair* extractor fan. Radiator.

Study/Bedroom 5 (N)
4.06m x 2.68m
13'4" x 8'9"

Shelved cupboards x 2. Radiator.

WC (N)
2.1m x 1.17m
6'11" x 3'10"

Built in wash hand basin with cupboard. WC. *Xpelair* extractor fan. Radiator.

Stairs leading to:-

Upper Landing
4.74m x 0.9m
15'6" x 3'

Access to attic. Smoke alarm.

Master Bedroom (N, S, E)
6.87m x 4.8m
22'6" x 15'9"

Coombed ceiling. *Velux* windows (N,S). Double mirrored wardrobe. Shelved cupboard with hanging space. Door to walk in attic. Radiator x 2. Telephone point.



Bedroom 2 (S)
4.86m x 3.4m
15'11" x 11'1"

Coombed ceiling. *Velux* window (S). Mirrored double wardrobe. Radiator.

