

OUTSIDE

The property has an allocated parking space within the courtyard.

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 F. The annual Council Tax payable at present is £2,493.17.

FIXTURES AND FITTINGS

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

ASKING PRICE

Offers over £385,000 are invited.

OFFERS TO:-

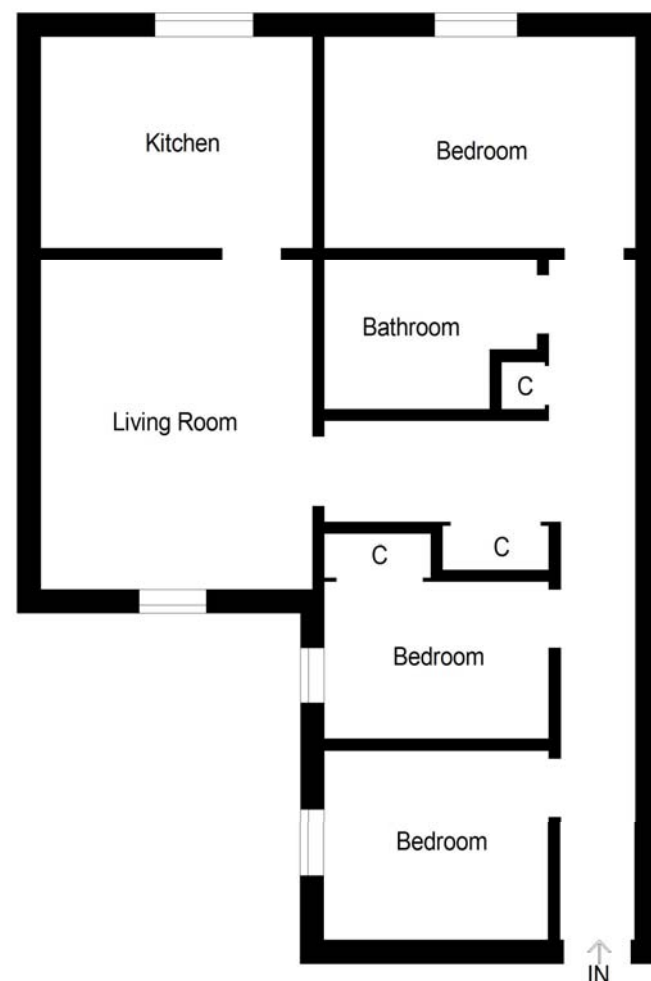
Bradburne & Co, 139 South Street, St Andrews, Fife. KY16 9UN. Fax 01334 474399.

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 2018 Licence Number 100010747.

Approximate Gross Internal Area
70.8 sq m / 762 sq ft



Flat 2, 193 South Street, St Andrews, Fife



CENTRALLY LOCATED MID FLOOR MODERN FLAT IN CENTRE OF ST ANDREWS CLOSE TO ALL AMENITIES

Accommodation:

Sitting/Dining Room, 3 Bedrooms, Dining Kitchen, Family Bathroom

Allocated Parking Space
Gas Central Heating
Double Glazing
HMO Compliant for 3 Persons
Security Entry System

GENERAL DESCRIPTION

The flat is entered from ground level through a security door and upstairs to a private door. All the accommodation is at first floor level with sitting/dining room, 3 bedrooms, bathroom and a dining kitchen. It is double glazed and has gas central heating throughout. The property has an HMO licence for three persons and has produced an excellent rental return over the years.

SITUATION

The property is situated on South Street, one of the three main streets in St Andrews and is within walking distance of the University and beaches. St Andrews has a wealth of facilities including excellent shopping, leisure and health facilities.

It 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 West Port head east along South Street. The property is located on the left to the side of the hairdressing salon. The entrance to Flat 2, 193 South Street is located up the pend on the right past the garages. For route planning the post code is KY16 9EE.

PARTICULARS OF SALE

The property is entered through a hardwood door into:-

Hallway
8.7m x 1m
28'6" x 3'3"

Bardic alarm system and security entry system. Cupboard with shelves and hanging space. Cupboard housing fuse box and electric meter. Laminate flooring. Radiator. Downlighters. Heat detector. Fire alarm.

The hallway leads to:-

Sitting/ Dining Room (Sx2)
4.54m x 3.52m
14'11" x 11'6"

Radiator. Laminate flooring. TV point. BT point. Smoke detector.



Dining Kitchen (Nx2)
3.45m x 2.45m
11'3" x 8'

Fitted floor and wall units. Tiled splashback. *Worcester Bosch* boiler. Stainless steel sink and drainer. *Neff* gas hob. *Bosch* electric oven. Stainless steel cooker extractor hood. *Beko* washing machine. Fridge freezer. *Bosch* dishwasher.



Bedroom 1 (N) Radiator.
3.94m x 2.68m
12'11" x 8'9"



Bedroom 2 (W) Fitted wardrobe with shelves and hanging space. Radiator.
2.82m x 2.52m
9'3" x 8'3"



Bedroom 3 (W) Radiator.
2.83m x 2.4m
9'3" x 7'10"



Family Bathroom
2.78m x 1.72m
9'1" x 5'7"

Bath with *Mira Go* shower over. Wash hand basin with mirror over and tiled splashback. WC. Heated towel rail. Laminate flooring. Downlighters.

