

Bradburne & Co

Chartered Surveyors, Estate Agents

OUTSIDE

The apartment is surrounded by attractive shared gardens and mature borders. The garage is opposite the apartment with ample additional car parking.

Garage
5.68m x 2.87m
18'7 x 9'5"

Up and over remote controlled door. Power. There is an annual charge of £50 for electricity supply to garage.



VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.

ENTRY

Entry by mutual agreement.

SERVICES

Mains electricity, gas, water and drainage.

FACTORING

The factoring charge for the communal areas is currently £60 per month.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band C.

COUNCIL TAX

Council Tax Band F. The annual Council Tax payable at present is £2,559.20.

FIXTURES AND FITTINGS

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

ASKING PRICE

Offers over £335,000 are invited.

OFFERS TO:-

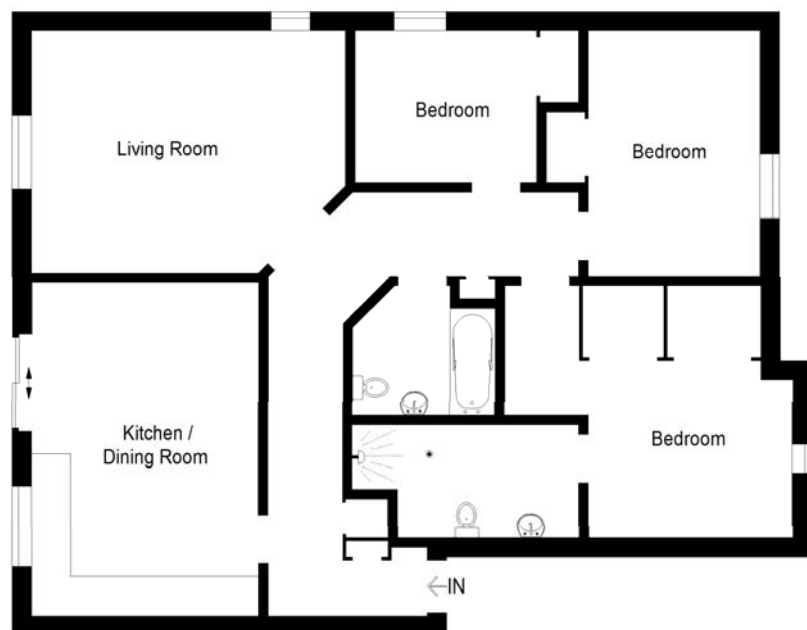
Bradburne & Co, 139 South Street, St Andrews, Fife. KY16 9UN. Fax 01334 474399.

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 = 96.9 sq m / 1043 sq ft



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**26 Lumsden Crescent,
St Andrews, Fife**



**IMMACULATELY PRESENTED SPACIOUS APARTMENT IN PRESTIGIOUS
RESIDENTIAL DEVELOPMENT OVERLOOKING LADE BRAES**

Accommodation:

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

Gas Central Heating

Double Glazing

Garage

Landscaped Shared Gardens

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

26 Lumsden Crescent is a desirable and exceptionally well presented mid-floor apartment in a fashionable residential area of town.

An attractive welcoming hallway leads upstairs to the entrance door in to the hall.

The well laid out accommodation was built by local firm Headon Developments around 20 years ago. It includes a spacious Dining Kitchen with French doors to Juliette balcony, Sitting Room with double aspect views, 3 Bedrooms (1 en-suite) and a Family Bathroom. The flat is finished to the highest specification throughout.

Outside are landscaped mutual gardens and a garage with parking space to front and ample car parking.

SITUATION

The property is situated just off Lade Braes providing an attractive walk in to town and a convenient bus stop. The primary school is also nearby with a footpath leading from the development.

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.

Education is well catered for with various primary schools, a secondary school and excellent private education at St Leonards.

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 Argyle Street and Hepburn Gardens up to the roundabout. Turn right into Buchanan Gardens and Strathkinness Low Road. At the second roundabout turn left into Lumsden Crescent and the flat is near the end of the cul-de-sac on the right. For route planning the post code is KY16 9NQ.

PARTICULARS OF SALE

The property is entered through security entrance door and stairs lead to 1st floor and hardwood door into:-

Hallway
5.84m x 1.16m
19'2" x 3'9"

Shelved cupboard housing hot water tank. Storage cupboard housing electric meter and fuse box. Cloakroom. Radiators x 2. Smoke alarm.

Sitting Room (W,Sx2)
4.82m x 3.74m
15'9" x 12'3"

Fireplace with marble hearth and surround. Radiator. TV point. BT point.



Dining Kitchen (S)
5.15m x 3.78m
16'10" x 12'4"

Floor and wall units. Tiled splashback. Gas hob with extractor hood over. AEG Competence electric oven. Vaillant boiler. Stainless steel 1 1/2 sink and drainer. AEG fridge freezer. AEG dishwasher. AEG Lavamat washing machine. French doors with Juliette balcony. Radiator. Floor tiles.



Master Bedroom (N)
4.42m x 3.14m
14'6" x 10'3"
(at largest sizes)

Built in double wardrobes with bi-fold doors, shelved and hanging. Radiator. TV point. BT point.



En-suite Shower Room
1.96m x 1.48m
6'5" x 4'11"

Shower cubicle, tiled. Tiled to dado. Wash hand basin. Shaver light. WC. Radiator.



Bedroom 2 (N)
3.76m x 2.64m
12'4 x 8'8"

Built in wardrobe with bi-fold doors, shelved and hanging. Radiator.



Family Bathroom
2.29m x 2.21m
7'6" x 7'3"

Bath with shower over, tiled surround. Tiled to dado. Wash hand basin. Shaver light. WC. Radiator. Downlighters.



Bedroom 3 (W)
2.82m x 2.68m
9'3" x 8'9"

Built in wardrobe with bi-fold doors, shelved and hanging. Radiator. BT point.

