

OUTSIDE

To the rear is a private car park for the apartments and a bin store.

The communal stairwell and car park is maintained by factors.



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 E. The annual Council Tax payable at present is £2,039.24.

FIXTURES AND FITTINGS

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

All fitted floor coverings are included in the sale. Other moveable contents and fittings may be available by separate negotiation.

ASKING PRICE

Offers over £165,000 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.

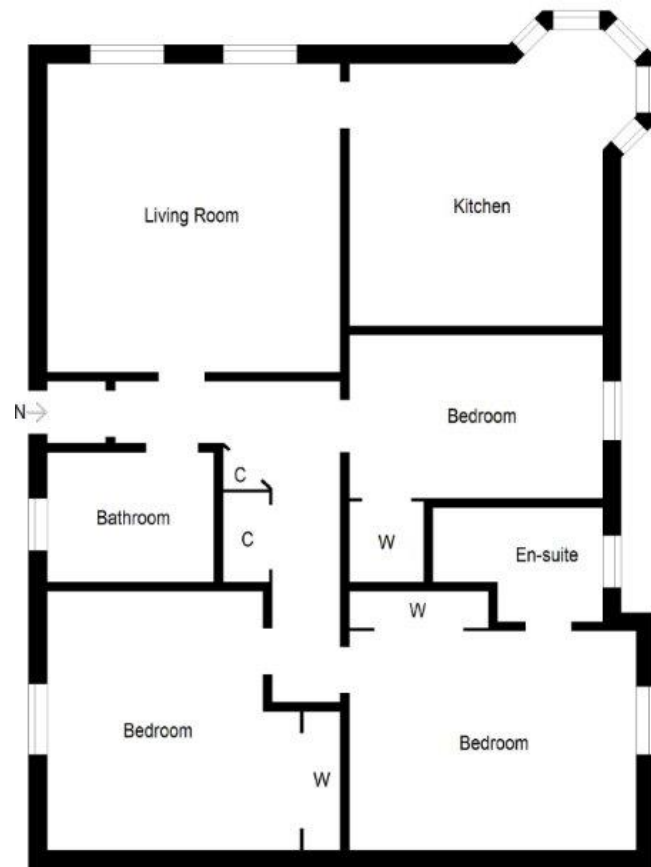


Illustration For Identification Purposes Only.
Not To Scale (ID:351307 / Ref:61120)

Dundee 22 miles

Kirkcaldy 22 miles

**9 Chalmers Brae,
Anstruther, Fife**

St Andrews 10 miles

Edinburgh 50 miles



TOP FLOOR APARTMENT WITH SPECTACULAR VIEWS OVER ANSTRUTHER HARBOUR AND THE FIRTH OF FORTH

Accommodation:

Sitting Room, Dining Kitchen, 3 Bedrooms (1 en-suite), Family Bathroom

**Gas Central Heating
Double Glazing
Private Parking**

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

9 Chalmers Brae is a well specified top floor flat with a turreted feature in the dining kitchen providing panoramic views over the Firth of Forth. With 3 bedrooms and a south facing sitting room it caters for full time occupation or as a second home. It has modern gas central heating, double glazing and laminate flooring throughout. Outside and to the rear is a parking area and bin store.

SITUATION

Day to day amenities are well catered for in Anstruther including primary and secondary schools. A short drive away is St Andrews which offers a host of other facilities including shopping and cultural entertainment.

Anstruther has its own marina, golf course, leisure centre and health facilities. The East Neuk is famous for its attractive fishing villages and the area is awash with leisure opportunities including water sports and golf.

The nearest railway station is at Leuchars (15 miles) and Dundee airport is 23 miles distant.

DIRECTIONS

From the roundabout on the A917 turn down into the harbour and follow Shore Street along the harbour, turning left into Haddfoot Wynd and Chalmers Brae is at the top of the brae. For route planning the post code is KY10 3BY.

PARTICULARS OF SALE

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

Vestibule
1.25m x 0.98m
4' x 3'2"

Hallway
4.17m x 0.98m
13'8" x 3'2"

Built in mirrored cupboard with shelves and hanging space and housing fuse box. Shelved cupboard. Radiator. Heat detector. Access to loft. Intercom.

Astragalled door into:-

Sitting Room (S x2)
5.02m x 3.9m
16'5" x 12'9"

Feature fireplace with gas fire. Marble topped shelves with cupboards below. Radiator x 2. TV socket. Telephone point.



Archway leading to:-

Dining Kitchen (E, S, W)
4.31m x 3.23m
14'1" x 10'7"

Triple aspect octagonal window. Bay window seat surrounding fitted circular dining table. Fitted kitchen with base and wall units. Tiled splashback. 1½ sink and drainer. Neff electric oven and hob. Extractor fan x 2. Integrated fridge with freezer compartment and Indesit washer dryer. Cupboard housing Potterton combi boiler. Radiator. Carbon monoxide alarm. Heat detector.



Master Bedroom (W)
4.13m x 3m
13'6" x 9'9"

Built in mirrored wardrobe. Radiator. Telephone Point.



Bedroom 3 (W)
3.23m x 2.47m
10'7" x 8'1"

Cupboard housing Lec freezer. Radiator.



En-suite Shower Room (W)
2.43m x 1.35m
7'11" x 4'5" (Into shower cubicle)

Fully tiled. Shower cubicle with Mira shower. Wash hand basin. W.C.



Bathroom (E)
2.12m x 1.77m
6'11" x 5'9"

Cupboard housing Lec freezer. Radiator.

Bedroom 2 (E)
3.33m x 3.2m
10'11" x 10'6"

Built in mirrored wardrobe. Radiator.

