

Bradburne & Co

Chartered Surveyors, Estate Agents

OUTSIDE

To the rear is a garden store built of brick with electricity and water supply. The main garden is laid to lawn with mature hedges. There is also a gravelled area and bin store area. A close gives access from the garden to Castlefield.

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 C. The annual Council Tax payable at present is £1,443.10.

FIXTURES AND FITTINGS

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

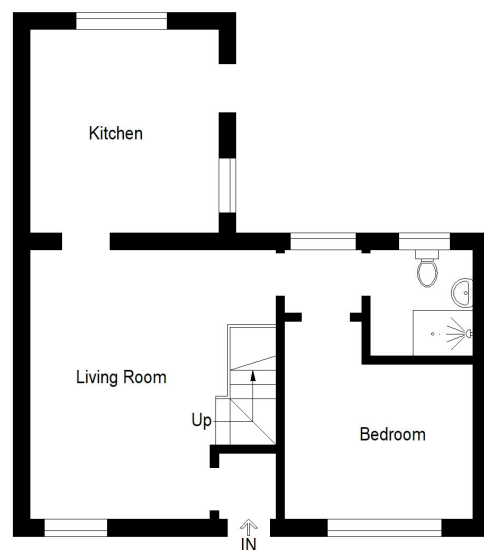
ASKING PRICE

Offers Over £165,000.

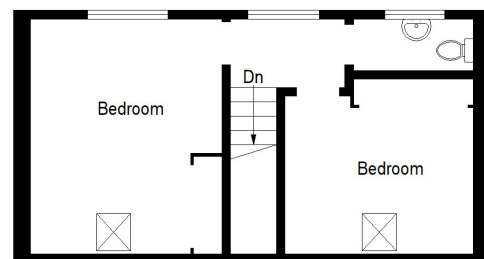
OFFERS TO:-

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

Approximate Gross Internal Area
80.9 sq m / 871 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID471089 / Ref:67072)



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.

Bradburne & Co

Chartered Surveyors, Estate Agents

Dundee 14 miles

Kirkcaldy 18 miles

**19 Castlefield,
Cupar, Fife**

St Andrews 10 miles

Edinburgh 44 miles



**3 BEDROOM MODERNISED SEMI-DETACHED COTTAGE WITHIN
WALKING DISTANCE OF TOWN CENTRE AND RAILWAY STATION**

Accommodation:

Sitting Room, Dining Kitchen,
3 Bedrooms, Shower Room, WC

**Gas Central Heating
Double Glazing
Rear Garden**

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

19 Castlefield is a semi-detached cottage which has been modernised to provide a comfortable family home. On the ground floor there is a spacious sitting room, dining kitchen, bedroom and shower room. Upstairs are two further bedrooms and a WC.

The cottage is double glazed and has gas central heating throughout. To the rear is a private lawned garden surrounded by mature hedges, gravelled area and useful brick built garden store with electricity and water. A close to the side of the cottage also gives access to the roadside from the garden.

SITUATION

Cupar has a wealth of facilities including shopping, supermarkets, leisure centre and mainline railway station allowing access to Dundee and Edinburgh.

There are numerous primary schools, a secondary school and excellent college. Sports are also well catered for with a swimming pool, rugby club, bowling club and golf course.

DIRECTIONS

From the town centre head east on St Catherine Street and over the roundabout towards St Andrews. Turn first left into Castlefield and first left onto Castlefield. No 19 is on the right with parking outside the front door.

For route planning the post code is KY15 4DB

PARTICULARS OF SALE

The property is entered through a part glazed door into:-

Vestibule (W) Half glazed door though to Sitting Room
1.04m x 0.9m
3'5" x 3'

Sitting Room (W) Wood flooring. Cupboard housing fuse box, gas meter and electric meter. Radiator. Smoke detector. Thermostat. TV Point.
4.68m x 4.39m
15'4" x 14'5"



Kitchen (E) Fitted floor and wall units. Worcester boiler. Beko washing machine. Lec fridge. New World electric oven and gas hob. Radiator. CO detector.
3.54m x 3.25m
11' 7" x 10' 8"



Shower Room (E) Wash hand basin. WC. Radiator. Mira shower. Silavent extractor fan.
1.92m x 1.81m
6'3" x 5' 11"



Bedroom 2 (W) Radiator. TV Point. Telephone Point.
3.27m x 2.65m
10' 8" x 8' 8"



Stairs leading to upper landing:-

Upper Landing (E) Wooden Staircase. Radiator.
1.1m x 0.9m
3'7" x 2'11"

Master Bedroom (E)(W) Velux window with fitted black out blind. Mirrored fitted wardrobe with shelves and hanging space. TV Point. Telephone Point.
4.4m x 3.05m
14' 5" x 10'



Bedroom 3 (W) Coombed Ceiling. Velux window with fitted black out blind. Mirrored fitted wardrobe with shelves and hanging space. Eaves cupboard. TV Point. Telephone Point. Radiator.
3.29m x 2.75m
10' 9" x 9'



WC (E) Wash hand basin. WC. Radiator
1m x 2.04m
3' 3" x 6' 8"

