

Bradburne & Co

Chartered Surveyors, Estate Agents

OUTSIDE

The garden to rear is entered through a gate into a lawned area surrounded by mature trees and shrubs. There are two seating areas and a small vegetable patch. The gardens are south facing and provide a retreat in the centre of town.



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 D. The annual Council Tax payable at present is £1230.39.

FIXTURES AND FITTINGS

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

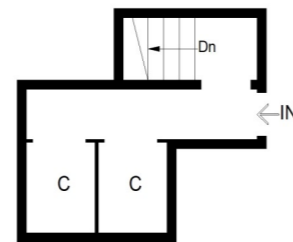
ASKING PRICE

Offers over £390,000 are invited.

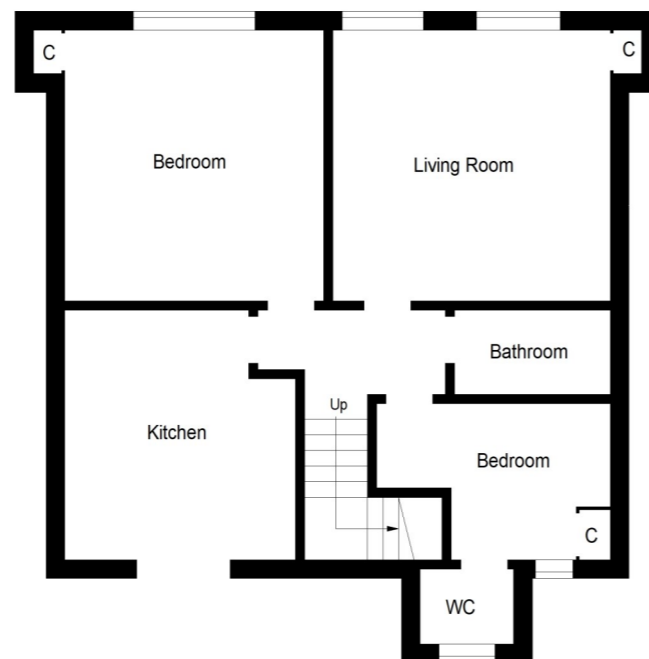
OFFERS TO:-

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

Approximate Gross Internal Area
86.1 sq m / 927 sq ft



First Floor



Ground Floor

Illustration For Identification Purposes Only.
Not To Scale (ID:480559 / Ref:67527)

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.

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Dundee 14 miles

Kirkcaldy 24 miles

Cupar 10 miles

Edinburgh 51 miles

**152 South Street,
St Andrews, Fife**



CENTRALLY LOCATED FIRST FLOOR FLAT IN A FASHIONABLE AREA OF TOWN

Accommodation:

Sitting Room, Dining Kitchen, 2 Bedrooms (1 W.C), Bathroom

**Private Door Entry
Gas Central Heating
Attractive 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

152 South Street is a first floor residence in the heart of St Andrews. A private door gives access to stores and leads up the staircase to the main floor.

It has been sympathetically modernised with a spacious sitting room, 2 bedrooms (1 en-suite WC), dining kitchen and bathroom. The rear windows face south towards the attractive garden surrounded by stone walls on three sides.

SITUATION

The property is situated on South Street, one of the three main streets in St Andrews and is within walking distance of the golf course, University and beaches.

St Andrews is known worldwide for the Home of Golf with seven golf courses and many more close by. It is also home to the oldest University in Scotland, has miles of fine beaches and excellent state and private schooling.

The town has a wealth of shops, restaurants, hotels, a theatre, a cinema and excellent recreational and cultural facilities. 152 South Street is ideally located at the west end of one of the main shopping streets.

The nearest railway station is at Leuchars within easy access providing access to Dundee, Edinburgh and London. Dundee has an airport with flights to London and Edinburgh airport is about an hour by car.

DIRECTIONS

On South Street head towards the West Port and No 152 is located on the left past Madras College.

For route planning the postcode is KY16 9EQ.

PARTICULARS OF SALE

The property is entered through a hardwood door into:-

Vestibule (E) Coat Hooks. Tiled flooring.
0.92m x 1.12m
3' x 3' 8"

Store 1
1.04m x 1.41m
3'5" x 4'7"

Store 2 Window (W).
1.06m x 1.56m
3'5" x 5'1"

Stairs leading to landing:-

Upper Landing (N) Radiator. Smoke Detector.
2.66m x 1.71m
8'8" x 5'7" Thermostat. Built in cupboard.

Sitting Room (N) Two Sash and Case windows with shutters. Wooden flooring. Two radiators. Built in cupboard housing gas meter. Electric fire. TV point.



Kitchen (S) Sash and Case window. Fitted wooden floor and wall units. Belfast sink. *Vaillant* boiler. *Bosch Classixx* dishwasher. *Hotpoint* gas hob. *Bosch* fridge. *Fridgemaster* mini freezer. *Miele* washing machine. *Vent-axia* extractor fan. Radiator. CO detector. Smoke detector. Telephone point.



Master Bedroom (N) Sash and Case window with shutters. Wooden flooring. Radiator. Wall press housing electric meter. TV point.
4.13m x 4.39m
13'6" x 14'5"



Bathroom (E)
1.52m x 2.65m
5' x 8'8"

Bath. *Mira Jump* shower over bath. WC. Wash hand basin. Heated towel rail. *Vent-axia* extractor fan.



Bedroom 2 (S)
2.69m x 2.5m
8'10" x 8'2"

Sash and Case window with shutter. Built in wardrobe. Window seat storage. Radiator. TV point. Telephone point.



En-suite (S)
1.52m x 1.06m
4'11" x 3'5"

WC. Wash hand basin. *Vent-axia* extractor fan.

