

# Bradburne & Co

Chartered Surveyors, Estate Agents

## OUTSIDE

The property has an allocated parking space within the paved parking area.

## 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 £405,000 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.

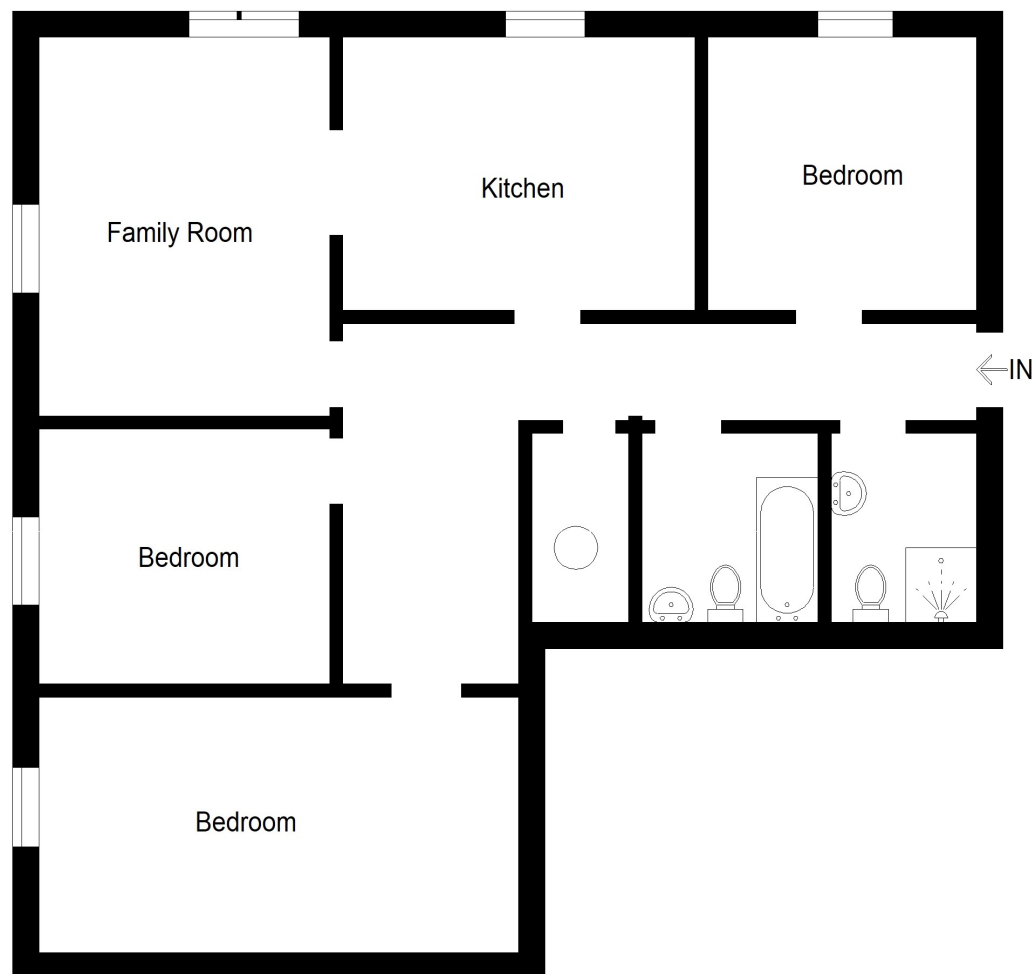


Illustration For Identification Purposes Only. Not To Scale (ID:495298 / Ref:68087)

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## 2a St Marys Place, St Andrews, Fife



### CENTRALLY LOCATED GROUND FLOOR MODERN FLAT WITH PARKING IN CENTRE OF ST ANDREWS CLOSE TO ALL AMENITIES

#### Accommodation:

Sitting/Dining Room, Dining Kitchen, 3 Bedrooms, Bathroom & Shower Room

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

139 South Street St Andrews Fife KY16 9UN  
Tel: 01334 479479 Fax: 01334 474399  
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## GENERAL DESCRIPTION

2a St Marys Place is a ground floor flat in a self contained building with two flats. Outside is a gravelled area and a designated parking space. The flat has an HMO licence for three persons and has been rented out for over 10 years providing an excellent income.

The flat is available with tenants in place and includes all furniture and moveables.

## SITUATION

St Marys Place is in the heart of town across the road from the University Students Union and University buildings.

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 South Street continue up Bell Street and turn left into St Marys Place. Turn first left into a private driveway with automatic rising bollard. The building is in the top left corner of the car park.

For route planning the post code is KY16 9UY

## PARTICULARS OF SALE

The property is entered through a hardwood door into:-

**Hallway** 6.23m x 1.07m  
20'5" x 3'7"  
Walk in cupboard. Drayton heating control. Radiator x 2. Smoke detector.

The hallway leads to:-

**Sitting/Dining Room (W)(S)** 4.3m x 3.29m  
14'1" x 10'9"  
Radiator. TV point. Smoke detector.



**Kitchen (W)** 3.97m x 3.05m  
13' x 10'  
Fitted floor and wall units. Stainless steel sink and drainer. Stoves gas hob and electric oven. Extractor hood. Integrated washing machine and fridge freezer. Hotpoint dishwasher. Alpha boiler. Smoke detector. Carbon monoxide alarm x 2.



**Bedroom 1 (S)** 4.59m x 2.91m  
15' x 9'6"  
Radiator. Smoke detector.



**Bedroom 2 (S)** 3.26m x 2.88m  
10'8" x 9'5"  
Radiator.



**Bathroom** 2.76m x 1.98m  
9' x 6'6"  
Bath with shower over. Wash hand basin. WC. RDL extractor fan. Heated towel rail. Shaver point.



**Bedroom 3 (W)** 3.7m x 3m  
10'8" x 10'1"  
Radiator.



**Shower Room** 2.89m x 1.66m  
9'6" x 5'5"  
Tiled. Corner shower cubicle with shower. Wash hand basin. WC. Newlec extractor fan. Heated towel rail. Shaver point.

