

# Bradburne & Co

Chartered Surveyors, Estate Agents



## VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.

## ENTRY

Entry by mutual agreement.

## SERVICES

Mains gas, electricity, water and drainage.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band D.

**COUNCIL TAX** Council Tax Band D. The annual Council Tax payable at present is £1,582.10.

## FIXTURES AND FITTINGS

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

Other moveable contents and fittings may be available by separate negotiation.

## ASKING PRICE

Offers over £190,000 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.

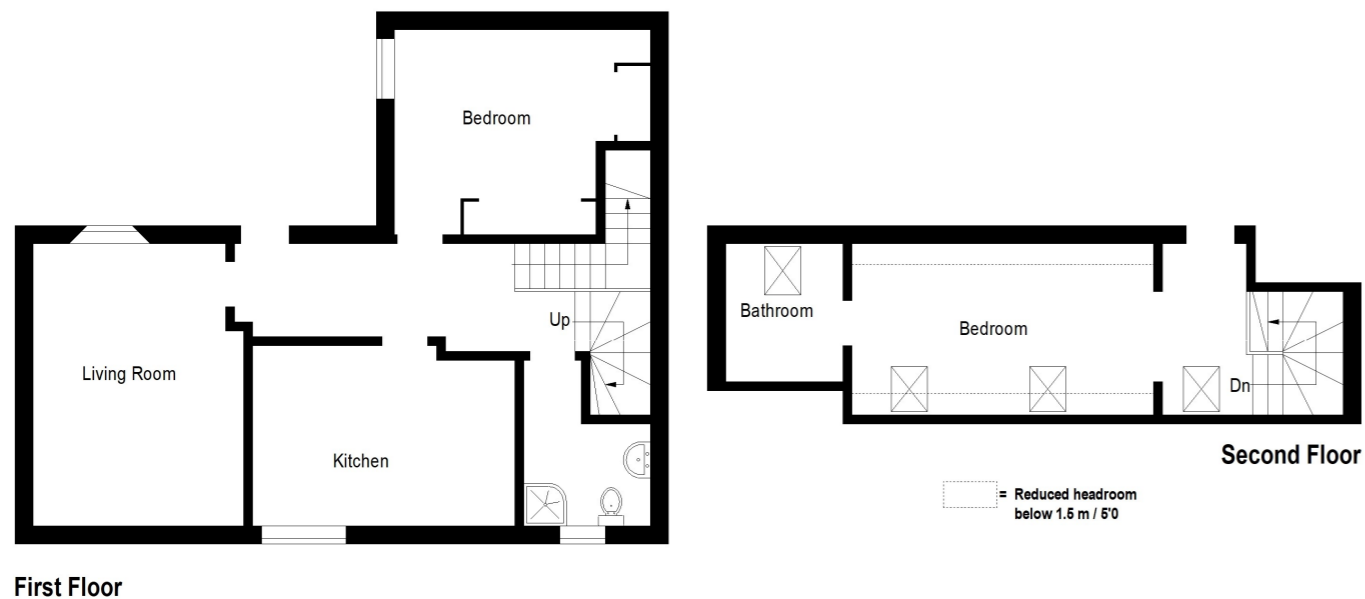


Illustration For Identification Purposes Only. Not To Scale (ID:495570 / Ref:68095)

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Dundee 23 miles

Kirkcaldy 24 miles

**57 High Street North,  
Crail, Fife**

St Andrews 10 miles

Edinburgh 52 miles



**MODERNISED FIRST FLOOR TWO STOREY APARTMENT IN CENTRE OF THE HISTORIC AND FASHIONABLE EAST NEUK VILLAGE**

## Accommodation:

Sitting Room, Dining Kitchen, 2 Bedrooms (1 en-suite), Shower Room

**Gas Central Heating  
Private door entry  
Excellent storage**

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## GENERAL DESCRIPTION

57 High Street North is an attractive first floor two storey flat within the centre of Crail overlooking the High Street from an elevated position. Recently modernised it comprises two double bedrooms, (1 en-suite) a sitting room, dining kitchen and a shower room. Modern gas central heating is fitted throughout the apartment. It has provided a steady income from letting and would make an ideal second or starter home.

## SITUATION

Crail enjoys all day to day amenities including various shops and primary school. The nearby university town of St Andrews provides more comprehensive health, leisure, shopping and cultural facilities. Secondary schooling is available in Anstruther and St Andrews. For the outdoor enthusiast the East Neuk offers a wealth of water sport opportunities and 2 golf courses in Crail.

## DIRECTIONS

From St Andrews take the A917 towards Crail. On entering the centre turn right at the roundabout and along the high street. No 57 is on the right with parking on both sides of the road.

For route planning the postcode is KY10 3RA.

## PARTICULARS OF SALE

The property is entered through a private hard wood door into stairwell leading up to:-

**First floor landing (W)(S)**  
4.17m x 1.42m  
13'8" x 4'8"  
Fitted bookcase. Chest of drawers. Radiator. Smoke detector.

**Sitting Room (S)**  
4.69m x 3.21m  
15'4" x 10'6"  
Fitted book cases. *Dimplex* electric fire. Cupboard housing fuse box and electric meter. Radiator. Phone point. TV point. Smoke detector.



**Dining Kitchen (N)**  
4.33m x 3.09m  
14'2" x 10'1"  
Fitted wall and base units. Stainless steel sink and drainer. *Miele* electric hob, extractor fan, electric oven and grill, dishwasher and fridge freezer. *Hotpoint* washing machine. Cupboard housing *Worcester* boiler. Window seat. TV point. Radiator.



**L Shaped Master Bedroom(S)(E)**  
4.23m x 3.32m  
13'10" x 10'10"  
Fitted wardrobes with shelves and hanging space. Cupboard housing gas meter. Radiator.



**Shower Room (N)**  
2.14m x 2.11m  
7' x 6'11"  
Shower cubicle with shower. WC. Wash hand basin. Shelved cupboard. Extractor fan. Heated towel rail.



Stairs leading to:

**Attic landing (N)**  
3.43m x 1.36m  
11'7" x 16'5"  
*Velux* window. Eves cupboards. (Largest 4.33m x 2.23m 14'2" x 7'4")

**Bedroom 2 (Nx2)**  
5.01m x 3.55m  
11'7" x 16'5"  
Coombed ceiling with *Velux* windows. Radiator.



**En-suite (S)**  
2.72m x 2m  
8'11" x 6'6"  
Bath with *Mira Advance* shower. WC. Wash hand basin with storage cupboards. Extractor fan. Heated towel rail.

