

Bradburne & Co

Chartered Surveyors, Estate Agents

OUTSIDE

The rear garden is laid to lawn with a paved seating area. This can be accessed through the French doors leading from the dining kitchen or by the garden gate to the rear footpath. To the front is a small shrubbery and ample car parking spaces.



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 F. The annual Council Tax payable at present is £1927.40.

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 £195,000 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.

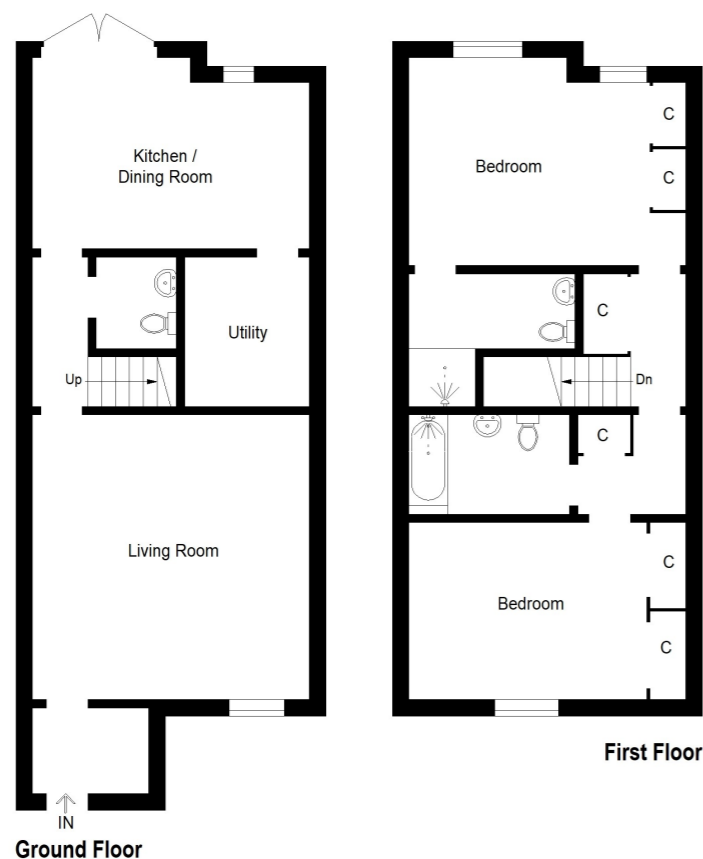


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St Andrews 10 miles

Dundee 23 miles

**Karail,
1 Gifford Court,
Crail, Fife**

Edinburgh 52 miles

Perth 40 miles



MODERN TERRACED HOME IN FASHIONABLE EAST NEUK VILLAGE CLOSE TO DAY TO DAY AMENITIES AND THE COASTAL PATH

Accommodation:

Sitting Room, Dining Kitchen, Utility Room,
2 Bedrooms (1 En-Suite), Family Bathroom, WC

**Gas Central Heating
Double Glazing
Rear Garden
Car Parking**

139 South Street St Andrews Fife KY16 9UN

Tel: 01334 479479 Fax: 01334 474399

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GENERAL DESCRIPTION

1 Gifford Place is a modern terraced town house in the Balcomie Green area of Crail. The property has a large sitting room, dining kitchen, utility room and WC on the ground floor. Upstairs are two good sized bedrooms (1 en-suite) and a family bathroom.

The house has Scandinavian timber double glazed windows and efficient central heating throughout. To the front is ample car parking and to the rear is a private lawned garden.

SITUATION

Crail enjoys all day to day amenities including shops, post office 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 opportunity including 2 golf courses in Crail and all manner of watersports.

DIRECTIONS

From St Andrews take the A917 towards Crail. In Crail at the roundabout turn left and follow the road over the burn. Turn left into Balcomie Green and first right into Gifford Place. No 1 is the first house on the left.

For route planning the post code is KY10 3UZ.

PARTICULARS OF SALE

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

Vestibule (S) 2.13m x 1.45m
7' x 4'9"
Cupboard housing fuses. Radiator. Glazed door to sitting room.

Sitting Room (S) 4.96m x 5.11m
16'3" x 16'9"
Two radiators. TV point. Telephone Point.



WC 1.49m x 1.59m
4'10" x 5'2"
Wash hand basin. WC. Radiator.



Kitchen (N) 4.92m x 3.48m
16'1" x 11'5"
Doors to garden. Vokera boiler. Igris dishwasher. Whirlpool gas hob. Whirlpool fridge freezer. Whirlpool oven. Two radiators. Smoke alarm.



Utility Room 2.61m x 1.71m
8'6" x 5'7"
Whirlpool washer dryer. Vectaire extractor. Radiator.

Stairs leading to:-

Landing 4.69m x 1.53m
15'4" x 5'
Radiator. Attic hatch. Smoke Alarm. Built in storage. Cupboard housing hot water cylinder.

Master Bedroom (N) 4.34m x 3.74m
14'2" x 12'3"
Radiator. TV point. Built in storage.



En-Suite 2.15m x 1.55m
7' x 5'1"
Mira Mini Duo shower. Vectaire extractor. Wash hand basin. WC. Radiator. Shaver point.



Bedroom 2 (S) 4.3m x 3.02m
14'1" x 9'11"
Built in storage. Radiator.



Bathroom 2.44m x 1.7m
8' x 5'6"
Shower over bath. Wash hand basin. WC. Heated towel rail. Vectaire extractor. Shaver point.

