

# Bradburne & Co

Chartered Surveyors, Estate Agents



## VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.

## ENTRY

Entry by mutual agreement.

## SERVICES

Mains electricity, gas, water and drainage. Oil fired AGA.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band E.

## COUNCIL TAX

Council Tax Band F. The annual Council Tax payable at present is £2,626.89

## FIXTURES AND FITTINGS

Kitchen appliances, light fittings, fitted floor coverings, curtains and blinds are included in the sale. Gas fire not working.

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

## ASKING PRICE

Offers over £320,000 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 2019 Licence Number 100010747.



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Dundee 13 miles

Cupar 7 miles

Kirkcaldy 22 miles

Edinburgh 50 miles

## The Cherries, 28 High Road, Strathkinness



**A DETACHED FAMILY HOME WITH EXTENSIVE OUTBUILDINGS AND FAR REACHING VIEWS OVER THE EDEN AND BEYOND.**

### Accommodation:

Sitting Room, Dining Room, Kitchen, Study, Utility Room,  
4 Bedrooms, Family Bathroom, Shower Room, Garden Room, Conservatory.

**Gas Central Heating  
Double Glazing**

**Extensive Garages with Workroom/Office  
Private Driveway  
Large Carparking Area**

139 South Street St Andrews Fife KY16 9UN

Tel: 01334 479479 Fax: 01334 474399

Email: [info@bradburne.co.uk](mailto:info@bradburne.co.uk) Web: [www.bradburne.co.uk](http://www.bradburne.co.uk)

## GENERAL DESCRIPTION

The Cherries is a detached family home built on the site of three cottages and a former cherry orchard. On entering the house the first experience is the far reaching views over the Eden and north sea coast.

On the ground floor there is an extensive living area with conservatory and garden room to the south. The dining kitchen has an AGA and ample storage throughout. Upstairs are four bedrooms and a family bathroom. The house is mainly double glazed with gas central heating throughout.

Outside to the rear is a tarmac parking area for at least eight cars and a large garage/workshop and fuel store. There is also a good sized games room all of which could be utilised to run a business from home (subject to any necessary consent).

## SITUATION

Strathkinness is a desirable village with a good primary school, nursery and public house close to St Andrews.

Excellent road links provide swift access to Dundee, Cupar and Kirkcaldy and the central motoring network. Comprehensive amenities, leisure and cultural facilities are also available in St Andrews (3 miles distant). A mainline railway station in Leuchars (3.8 miles) provides frequent services both north and south to Dundee and Edinburgh. There is also an excellent bus link to St Andrews with stops adjacent to the front and rear of the property.

Excellent secondary schooling is available in St Andrews which also provides numerous nurseries and private education.

## DIRECTIONS

From St Andrews follow Hepburn Gardens into Buchanan Gardens and turn right into Strathkinness High Road.

The Cherries is on the left just after the junction with Church Street. For route planning the post code is KY16 9XY.

## PARTICULARS OF SALE

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

**Porch (N)(E)(W)** Glazed door to hallway.  
**6.93m x 1.02m**  
**22'9" x 3'4"**



**Hallway** Built in Storage. Radiator. Smoke Alarm.  
**6.8m x 2.73**  
**8'11" x 22'3"**



**Sitting Room (N)(S)(E)** Gas fire. Radiator x 3. Smoke Alarm. Television Point x 2.  
**7.34m x 6.3m**  
**24'1" x 20'8"**



**Kitchen (N)(W)**  
**8.8m x 2.83m**  
**28'10" x 9'8"**



Fitted floor and wall units. *Beko* Oven. *British Gas 330+* Boiler. *LG* Fridge. *Jackson Gas* Hob. *AGA* Stove. *Hotpoint* *Aquarius* Dishwasher. Remote controlled *Velux* Windows. Telephone Point.

**Rear Lobby** *Velux* Window.  
**2.72m x 2.24m**  
**8'11" x 7'4"**

**Dining Room (E)(W)** Remote controlled *Velux* Window. Radiator. Hatch to kitchen.  
**5.93m x 3.62m**  
**19'5" x 11'10"**



**Shower Room (S)** *Mira Sport* Shower. WC. Wash hand basin. Radiator.  
**3.25m x 1.24m**  
**10'8" x 4'1"**

**Utility Room (S)** *Whirlpool* washing machine. Clothes Pulley.  
**3.25m x 2.12m**  
**10'8" x 6'11"**



**Study** Radiator.  
**3.27m x 2.41m**  
**10'8" x 7'10"**



**Garden Room (E)(S)(W)**  
**3.83m x 2.42m**  
**12'7" x 7'11"**



**Stairs leading to upper landing:-**

**Landing (N)** Hatch to attic. Radiator. Telephone Point. Smoke Alarm.  
 3.05m x 1.75m  
 10' x 5'9"



**Bedroom 2 (N)(W)** Radiator. Telephone Point. Built in wardrobe. Built in bookcase.  
 3.97m x 3.05m  
 13' x 10'



**Bedroom 3 (S)** Radiator. Cupboard housing hot water cylinder.  
 3.82m x 2.91m  
 12'8" x 9'6"



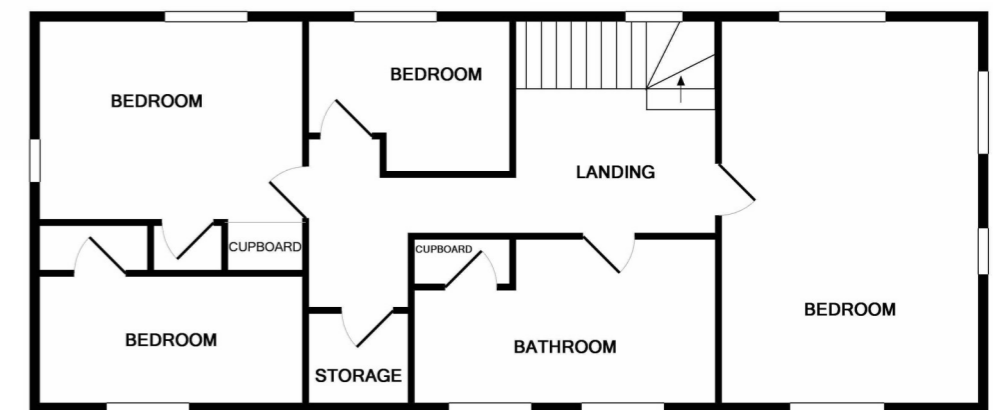
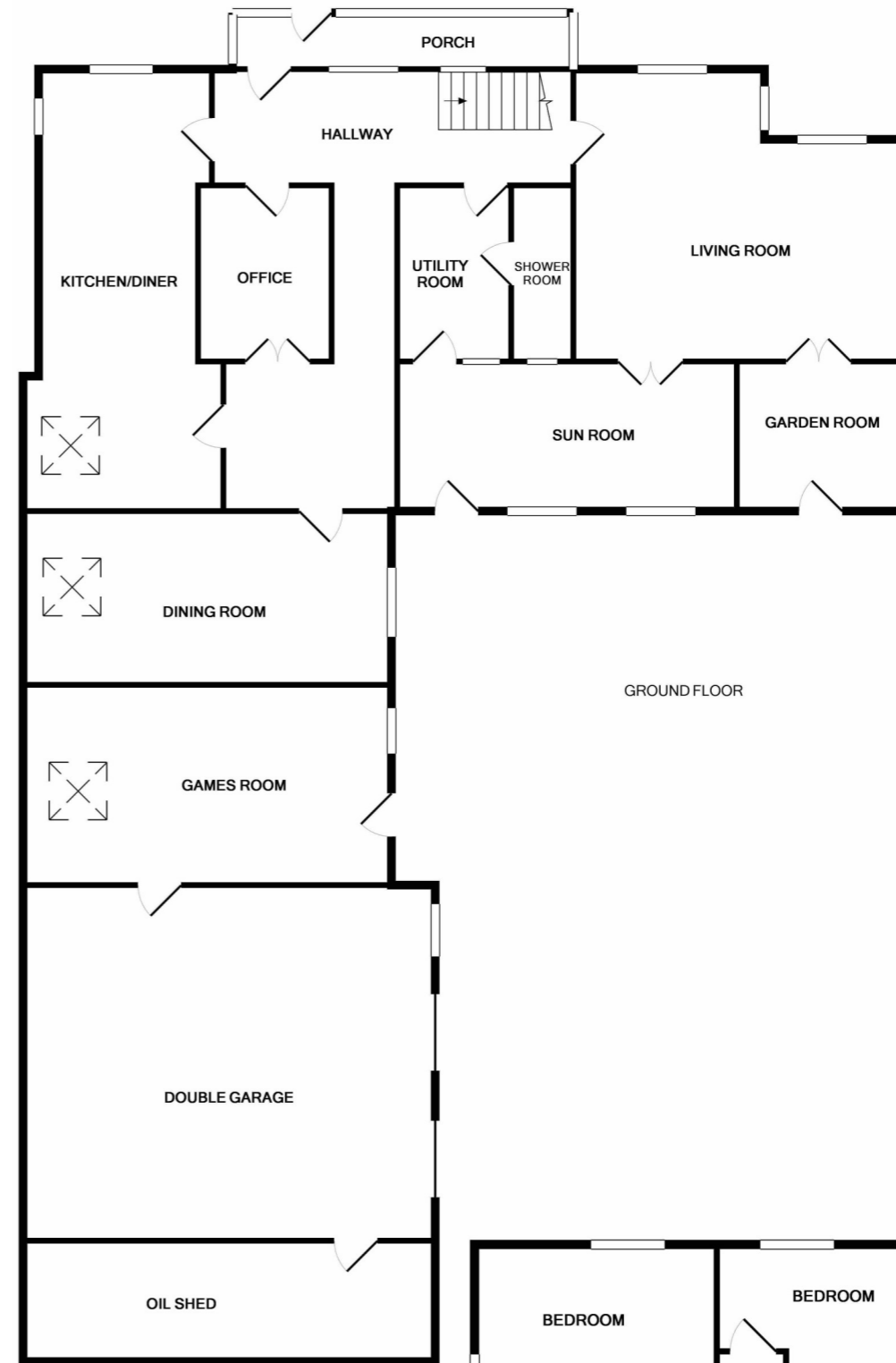
**Bedroom 4 (N)** Radiator.  
 3.06m x 3.02m  
 10' x 9'11"



**Master Bedroom (N)(S)(E)** Radiator x 2.  
 6.76m x 3.85m  
 22'2" x 12'7"



**Family Bathroom (S)** Mira 89 shower. Bath. WC. Bidet. Wash hand basin. Dimplex extractor fan. Primeline extractor fan. Radiator x 2.  
 4.72m x 2.62m  
 15'6" x 8'7"



**Conservatory (E)(S)**  
7.08m x 2.51m  
23'2" x 8'3"



**OUTSIDE**

To the front is a small garden area surrounded by a wall with pathway to the rear.

To the rear there is a vehicular access from Church Street to a large tarmacadam car parking area. To the side is a small garden surrounded by a wall with a mature Cherry tree.

The garage/workshop has two up and over doors (one remote controlled) a fuel store for the Aga and a games room/office.



**Fuel Store**  
6.39m x 2.14m  
20'11" x 7'

Housing two fuel tanks.

**Games Room/  
Office (E)**  
5.95m x 3.68m  
19'6" x 12'1"

Electric. Radiator. *Velux* window. French Doors.



**Garage (E)**  
11.06m x 6.43m  
36'3" x 21'1"

Two up and over doors, one remote controlled. Electric. Loft hatch.

