

Bradburne & Co

Chartered Surveyors, Estate Agents

OUTSIDE

To the front is a lawned garden with shrubs and a gravelled driveway to the garage and parking area. East of the property is a paved area with green house. To the rear is a private lawned garden surrounded by hedges and fencing.

Green House 2.5m x 1.88m 8' x 6'

Garage Remote control roller door.
5.98m x 2.91m Electricity.
19'7" x 9'6"



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.

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 E. The annual Council Tax payable at present is £2,092.99.

FIXTURES AND FITTINGS

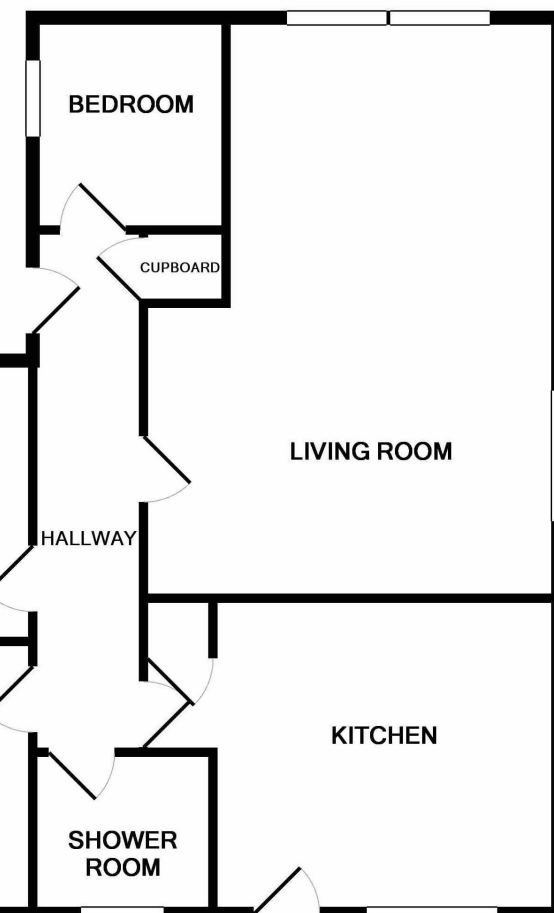
All fitted floor coverings are included in the sale. Other moveable contents and fittings may be available by separate negotiation.

ASKING PRICE

Offers over £215,000 are invited.

OFFERS TO:-

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



Bradburne & Co

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St Andrews 10 miles

Dundee 23 miles

**9 Middlefield Road,
Crail, Fife**

Edinburgh 52 miles

Perth 40 miles



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

Accommodation:

Sitting Room, Dining Kitchen,
3 Bedrooms, Shower Room,

**Gas Central Heating
Double Glazing
Front & Rear Gardens
Garage**

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

9 Middlefield Road is a modern detached bungalow in a desirable development near to the sea and day to day amenities in Crail. There is a bright sitting room with dining area, 3 bedrooms, dining kitchen and shower room. Outside is front garden, parking area, garage and further gardens to the rear and side of the property.

In recent years it has benefited from a new kitchen, shower room and horizontal shutter blinds to the main windows.

SITUATION

Crail enjoys all day to day amenities including numerous 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 opportunity including two golf courses in Crail and all manner of watersports. A short walk along the coastal path leads to the historic harbour.

DIRECTIONS

From St Andrews take the A917 towards Crail. In Crail at the roundabout turn left and follow the road east. Turn right into Pinkerton Road and first right into Langhouse Green then left into Middlefield Road. No 9 is at the end of the cul-de-sac on the left. For route planning the post code is KY10 3UE.

PARTICULARS OF SALE

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

Hallway
5.35m x 1.2m
17'6" x 4'
Cupboard housing fuse box. Danfoss central heating control. Smoke alarm. Hatch to attic. Radiator. Carbon monoxide detector.

Sitting Room (S)
6.25m x 4.47m
20'6" x 14'8"
Fireplace with tiled hearth. Gas coal effect fire. Radiators x 2. TV point. Telephone Point.



Dining Kitchen (N)
3.65m x 3.32m
12' x 10'11"
Part glazed door to rear garden. Fitted wall and base units. Stainless steel sink and drainer. Lamona gas hob, extractor hood, integrated fridge, freezer and electric oven. Cupboard housing British Gas boiler. Cupboard housing hot water cylinder. Radiator. Smoke alarm. TV point.



Master Bedroom (N)
3.17m x 2.67m
10'4" x 8'8"
Mirrored fitted wardrobe. Radiator. TV point.



Bedroom 2 (S)
3.2 x 3.02m
10'5" x 10'
Mirrored fitted wardrobe. Radiator.



Shower Room (N)
2.06m x 1.7m
6' 9" x 5'7"
Shower cubicle with electric Mira Sport shower. Wash hand basin. WC. Radiator. Heated towel rail.



Bedroom 3 (E)
2.4m x 2.07m
7'10" x 6'9"
Radiator.

