

OUTSIDE

To the side of Avonlea is a detached garage and shared driveway with double timber gates leading to a gravelled parking area. The south facing garden to the rear is surrounded by a block wall with lawns, shrubbery, paved terrace and raised flower bed.

Detached Garage
5.35m x 3.88m
12'18" x 17'06"
 A single garage with electricity and water. Pedestrian side door.

Shed
3.55m x 2.78m
11'07" x 9'



VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.

ENTRY

Entry by mutual agreement.

SERVICES

Mains electricity, water and drainage. LPG central heating.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band F.

COUNCIL TAX

Council Tax Band C. The annual Council Tax payable at present is £1,546.65

FIXTURES AND FITTINGS

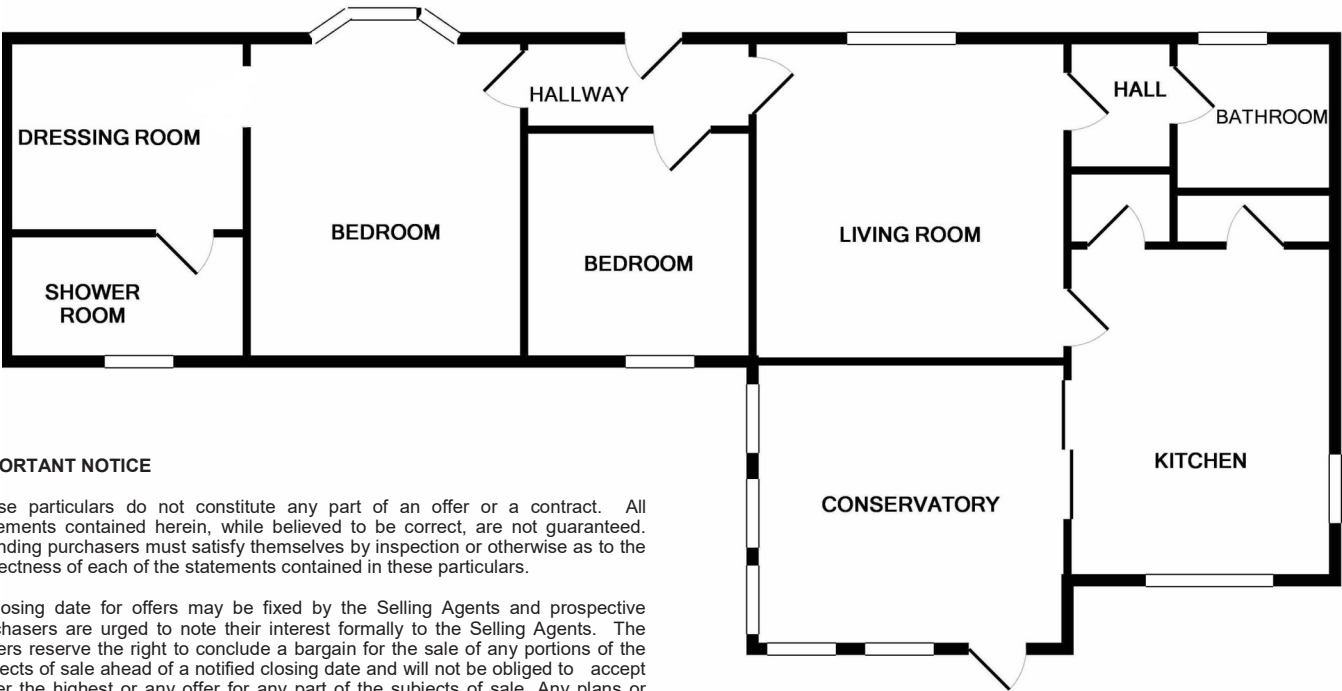
Light fittings, fitted floor coverings, curtains and blinds are included in the sale.

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 2021 Licence Number 100010747.

St Andrews 9 miles

Kirkcaldy 15 miles

Cupar 7 miles

Edinburgh 42 miles

Avonlea, Main Street, New Gilston, KY8 5TF



A SEMI-DETACHED EXTENDED COTTAGE WITH SOUTH FACING GARDEN IN AN ATTRACTIVE VILLAGE WITHIN EAST FIFE

Accommodation:

Sitting Room, Dining Kitchen,
 Master Bedroom with Dressing Room (Ensuite), Double Bedroom,
 Family Bathroom and Conservatory.

Modern LPG Central Heating

Detached Garage

Private Gardens & Driveway

GENERAL DESCRIPTION

Avonlea is a semi-detached extended cottage with south facing gardens to the rear. All the accommodation is ground level with a sitting room, dining kitchen, master bedroom with en-suite shower and dressing room, double bedroom, family bathroom and conservatory. The cottage has modern LPG central heating throughout and could be extended upwards to form additional accommodation, subject to consent.

Outside, there is a parking space for two cars, detached garage and private gardens surrounded by a wall.

SITUATION

New Gilston is an attractive small village 3 miles in land from the Firth of Forth in rolling countryside. There are shops at Lower Largo and Lundin Links as well as comprehensive facilities nine miles distant of St Andrews and Cupar. Largoward close by provides a good primary school and excellent secondary schooling is available at Madras in St Andrews.

There are railway stations at Cupar (7 Miles) and Markinch (12 miles) providing excellent services north and south on the East Coast main line. Edinburgh Airport is less than one hour by car.

DIRECTIONS

From St Andrews take the A915 road towards Largoward, turn right onto the B940 and left in Peat Inn on the A941. On leaving Peat Inn, turn right and right again towards New Gilston. Avonlea is on the left before reaching the Village

PARTICULARS OF SALE

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

Front Hall (N)
2.9m x 1.8m
6'6" x 3'11"

Radiator. Cupboard housing fusebox. Smoke alarm. Cornice.

Hall. For route planning, the postcode is KY8 5TF.

Sitting Room (N)
3.42m x 4.95m
11'3" x 16'2"

Multi fuel stove on hearth. Timber mantle. Laminate flooring. Radiator. Smoke alarm. BT point. Satellite Cable.



Family Bathroom (N)
2.19m x 2.04m
7'2" x 6'8"

Fully tiled. Radiator. Mixer shower over bath with rainfall shower head. WC. Wash hand basin. Heated towel rail. Tiled flooring. Manrose extractor



Kitchen/Dining (E)(S)(W)
5.09m x 3.14m
16'18" x 10'3"

Floor and wall units. Stainless steel sink. Two walk in store cupboards (1 housing Logic Combi 30 boiler). Plumbed for washing machine and dishwasher. Zanussi Electrolux electric cooker. Isolator. Radiator. Extractor. Smoke alarm. Loft hatch. Downlighters.



Conservatory (E)(S)(W)
3.62m x 3.54m
11'10" x 11'7"

Radiator. Timber storage units. Polycarbonate roofing. BT point.

Bedroom 2 (S)
3.64m x 2.88m
11'11" x 9'5"

Loft hatch. Radiator. Cornice.



Master Bedroom (N)
4.96m x 3.10m
16'3" x 10'2"

Wall lights. Downlighters. Radiator. Cornice.



En-suite Dressing Room (N)
3.51m x 2.64m
11'6" x 8'8"

Skylight. Radiator. Wall lights. Ceiling lights. Cornice. Smoke detector.



En-suite Shower Room (S)
2.71m x 1.08m
8'10" x 5'10"

Fully tiled. Triton electric shower. WC. Wash hand basin. Silavent extractor. Radiator.

