

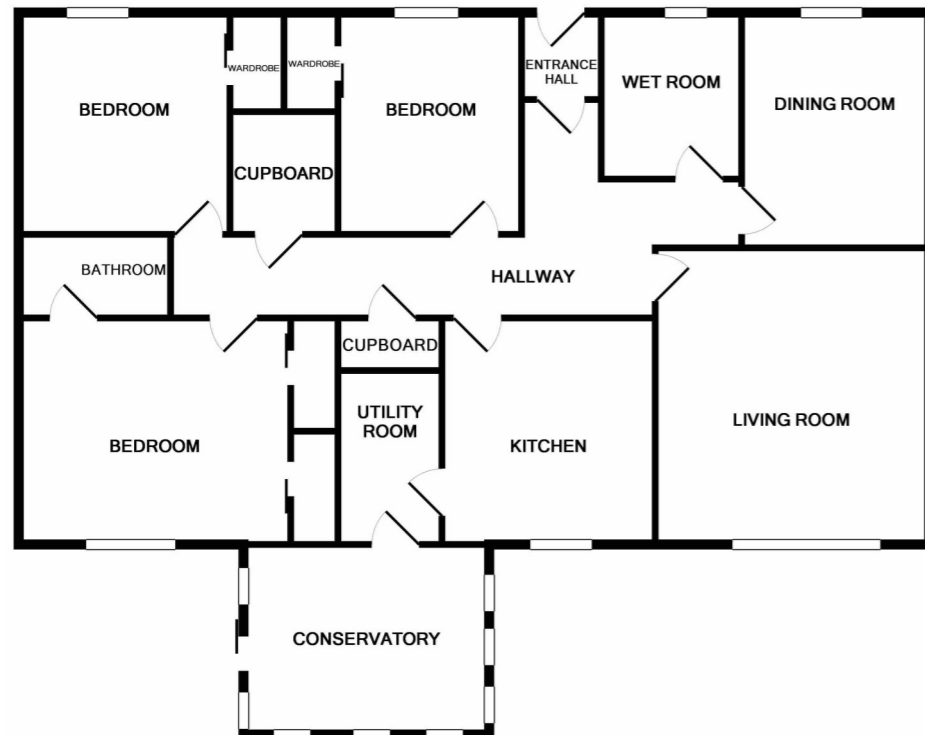
Rear Garden

The rear garden is laid to lawn with mature trees, shrubs and hedges. There is a vegetable patch and garden shed to the west. A paved path leads to a summer house, a green house and potting shed.



Single Garage
20'4" x 9'6"
6.21m x 2.9m

Up and over door. Rear door to garden.



VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band - D.

SERVICES

Mains water, electricity and drainage. PV panels and solar water heating.

COUNCIL TAX

Council Tax Band F. The annual Council Tax payable at present is £2626.89.

FIXTURES AND FITTINGS

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

ASKING PRICE

Offers over £275,000 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.

Dundee 13 miles

St Andrews 3.5 miles

**Firhallen,
Bonfield Road,
Strathkinness, Fife**

Cupar 7 miles

Edinburgh 50 miles



**MODERN DETACHED HOME WITH LARGE GARDENS IN POPULAR VILLAGE
CLOSE TO ST ANDREWS**

Accommodation:

Sitting Room, Dining Room/Bedroom 4, Kitchen, Utility Room, Conservatory
3 Bedrooms (1 En-Suite), Family Bathroom.

**PV Panels
Solar Water Heating
Double Glazing
Single Garage
Rear Garden
Private Driveway**

139 South Street St Andrews Fife KY16 9UN

Tel: 01334 479479 Fax: 01334 474399

Email: info@bradburne.co.uk Web: www.bradburne.co.uk

GENERAL DESCRIPTION

Firhallen is a detached bungalow within a large south facing garden on the west side of the Village. With 2 public rooms and 3 bedrooms it makes an ideal family home utilising modern electric heating and renewable energy from two PV electric systems, a solar thermal water heating system and efficient log stove.

Outside, the impressive landscaped gardens providing privacy with far reaching views.

SITUATION

Strathkinness is a desirable village with a primary school and public house, close to St Andrews. Excellent road links provide swift access to Dundee, Kirkcaldy and the central motorway network. Local amenities, leisure and cultural facilities are also available in St Andrews (3 miles).

A mainline railway station in Leuchars (3.8 miles) provides a frequent service both north and south to Dundee and Edinburgh. Excellent secondary schooling is available in St Andrews which also provides numerous nurseries and private education.

DIRECTIONS

From St Andrews follow Hepburn Gardens west and turn right onto Buchanan Gardens then right onto the Strathkinness High Road. In Strathkinness turn left into Church Road and cross the crossroads into Bonfield Road. Firhallen is on the left with two sets of silver gates.

For route planning the post code is KY16 9RR.

PARTICULARS OF SALE

The property is entered through a glazed door into:-

Porch (N)
3'10" x 3'7"
1.17m x 1.1m

Vestibule (N) Cupboard housing fuse box, meters and isolators.
4'1" x 3'10"
1.26m x 1.17m

Hallway Built in storage housing water cylinder. Storage cupboard. Hatch to attic which is part floored and contains the PV controls. *Rointe* storage heater x 2.
28'3" x 3'2"
8.63m x 0.98m

Sitting Room (S) *Burley* stove. Telephone point. TV point. *Rointe* storage heater x 2.
14'11" x 14'2"
4.55m x 4.33m



Kitchen (S) Built in floor and wall units. Stainless steel sink *Whirlpool* extractor hood. *Belling* hob. *Magnet* oven. *Hotpoint* dishwasher.
11'3" x 10'5"
3.45m x 3.18m



Utility (S) *Bosch* washing machine.
8'8" x 5'1"
2.64m x 1.55m

Conservatory (E)(S)(W) Telephone point. TV point.
11'10" x 9'14"
3.62m x 2.84m



Dining Room/ Bedroom 4 (N) *Rointe* storage heater.
11'1" x 9'1"
3.38m x 2.78m



Wetroom (N) Tiled floor to ceiling. *Mira* shower. *Primeline* extractor fan. *Dimplex* heater. Wash hand basin. WC.
7'8" x 6'9"
2.33m x 2.08m



Bedroom 1 (S) Built in wardrobe x 2. Built in cupboard x 2. Telephone point. TV point. *Rointe* storage heater.
10'11" x 10'10"
3.34m x 3.31m



En-Suite (W) *Mira* shower over walk in bath. *Dimplex* heater. Wash hand basin. WC.
7'8" x 3'9"
2.34m x 1.15m



Bedroom 2 (N) Built in wardrobe. *Rointe* storage heater.
11'3" x 10'2"
3.44m x 3.11m



Bedroom 3 (N) Built in wardrobe. Telephone point. *Rointe* storage heater.
10'11" x 8'10"
3.34m x 2.7m

