

FACTORING

The whole building is factored by Bield Care Residential at a current fee of £200 per month. This includes building insurance, part-time manager, alarm call system, cleaning and maintenance of communal areas.

SERVICES

Mains electricity, water and drainage.

VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.

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.

ENTRY

Entry by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band C.

COUNCIL TAX

Council Tax Band D. The annual Council Tax payable at present is £1665.91.

FIXTURES AND FITTINGS

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

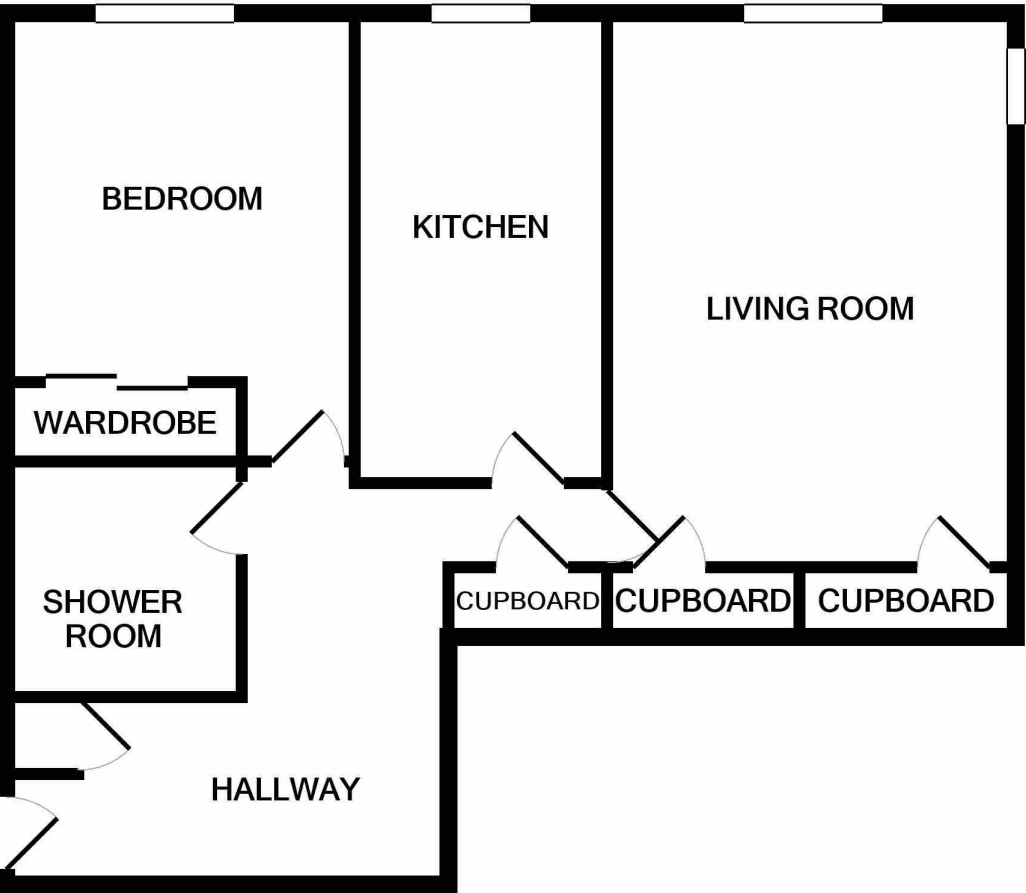
Other moveable contents are included in the sale.

ASKING PRICE

Offers over £143,000 are invited.

OFFERS TO:-

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



Dundee 14 miles

Kirkcaldy 24 miles

**44 Argyle Court,
St Andrews, Fife**

Cupar 10 miles

Edinburgh 52 miles



MODERN UPPER STOREY FLAT WITHIN A RETIREMENT COMPLEX IN THE TOWN CENTRE CLOSE TO ALL AMENITIES

Accommodation:

Sitting Room, Kitchen, Double Bedroom, Shower Room.

- Electric Heating
- Security Entry System
- Communal Meeting Room and Gardens
- Lift to all floors
- Off Street Parking

GENERAL DESCRIPTION

44 Argyle Court is a spacious one bedroom flat with far reaching views to the north. It comprises a bright sitting room, double bedroom, kitchen, shower room and large hallway. Situated on the third floor it is accessed via the staircase or by lift.

Electric heating is fitted throughout. The complex has a part time warden, communal meeting room, car park and attractive gardens maintained by the factors.

SITUATION

Argyle Court is centrally located close to shops, bus station and all day to day amenities. St Andrews has an excellent community hospital, leisure facilities, theatre, cinema, long sandy beaches and excellent recreational and cultural facilities.

The nearest railway station is at Leuchars providing access to Dundee, Edinburgh and London. Dundee has an airport with flights to London and Edinburgh airport is about an hour by car.

DIRECTIONS

From Westport roundabout head west on Argyle Street and turn right into the first public car park. Argyle Court is on the left through gates into a private car park.

For route planning the post code is KY16 9BW.

PARTICULARS OF SALE

Argyle Court is entered through the main security door with an intercom system into the reception area. Stairs and lift on the left give access to the flat. No. 44 is situated on the third floor and is entered through a hard wood door with meter cupboard to the side into:-

Hallway
3.67m x 1.75m
12' x 5'8"

Dimplex storage heater.
Tunstall secure entry phone and emergency alarm pull. Storage cupboard. Cupboard housing fuse board. Smoke Alarm.

Storage Cupboard

Hot water cylinder. Cold water tank.

Sitting Room (N)(E)

5.19m x 3.36m
17' x 11'

Storage cupboard x 2. *Dimplex* storage heater. TV point. Telephone point.



Kitchen (N)

4.03m x 2.1m
13'2" x 6'10"

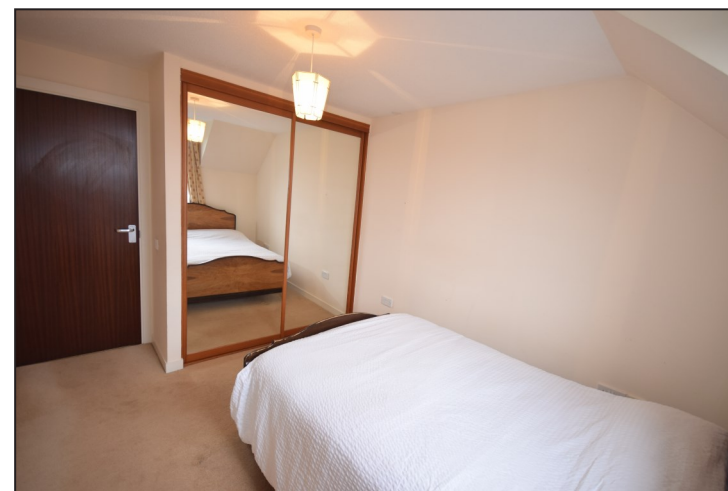
Fitted floor and wall units. Stainless Steel sink. *Zanussi* washer dryer. *Electrolux* hob. *Electrolux* oven. *Zeyko* extractor fan. *Hotpoint* microwave. *Bosch Classixx* fridge/freezer. Storage heater. Hatch to attic.



Bedroom (N)

3.81m x 2.87m
12'6" x 9'5"

TV point. Telephone point. *Dimplex* heater. Fitted mirror wardrobe.



Shower Room

1.98m x 1.77m
6'5" x 5'10"

Mira Sport shower. *Dimplex* heater. Wash hand basin. WC. Shaver point. Emergency pull cord. Extractor fan.



OUTSIDE AND COMMUNAL AREAS

Argyle Court has a communal meeting room for social functions. Outside the main door is a garden and private car park for residents.

