

Bradburne & Co

Chartered Surveyors, Estate Agents

OUTSIDE

To the front is a gravelled garden area with shrubs and a paved driveway to the garage. To the rear is a fenced garden laid with gravel and paving.

Green House 3.14m x 1.87m 10'3" x 6'2"

Garage 5.91m x 2.7m 19'4" x 8'9"
Electric up and over door. Side door into rear garden. Electricity. Gate to park and village.



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 B.

COUNCIL TAX

Council Tax Band C. The annual Council Tax payable at present is £1,480.81.

FIXTURES AND FITTINGS

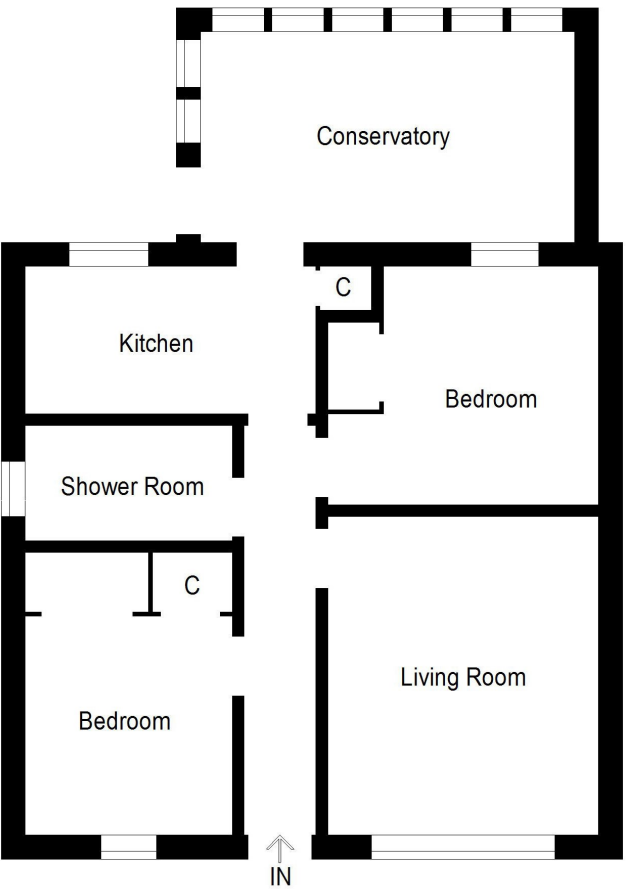
All fitted floor coverings are included in the sale. Other moveable contents and fittings may be available by separate negotiation.

ASKING PRICE

Offers over £165,000 are invited.

OFFERS TO:-

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



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St Andrews 10 miles

Dundee 23 miles

**78 Bow Butts,
Crail, Fife**

Edinburgh 52 miles

Perth 40 miles



MODERNISED BUNGALOW IN FASHIONABLE EAST NEUK VILLAGE CLOSE TO DAY TO DAY AMENITIES

Accommodation:

Sitting Room, Kitchen,
2 Bedrooms, Conservatory, Shower Room

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

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

78 Bow Butts is situated on the outskirts of Crail in a quiet location next to the putting green.

There are two double bedrooms, bright sitting room, kitchen and shower room with an impressive all year round conservatory to the rear providing a main living area. There is gas central heating throughout and the property benefits from solar panels with a feed in tariff helping energy bills.

To the front is a gravelled garden and a paved driveway leads to a single garage. To the rear is a private garden laid to gravel surrounded by a fence and green house.

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. On entering Crail turn left into Bow Butts opposite the park and first left into the crescent. No 78 is on the left after 100 metres. For route planning the post code is KY10 3UT.

PARTICULARS OF SALE

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

Hallway
5m x 0.91m
16'5" x 3'

British Gas heating control. Hatch and Ramsay ladder to attic housing Worcester condensing boiler. Radiator. Smoke alarm. Telephone point.

Sitting Room (E)
3.98m x 3.33m
13' x 11'

Radiator. TV point. Telephone point.



Kitchen (W)
3.56m x 1.89m
11'8" x 6'2"

Fitted wall and base units. Stainless steel sink and drainer. AEG gas hob and electric oven. Extractor hood. Integrated Beko fridge freezer. Integrated Zanussi washer dryer. Shelved larder cupboard. Radiator.



Master Bedroom (E)
2.92m x 2.6m
9'7" x 8'6"

Fitted wardrobe housing fuse box. Radiator.



Bedroom 2 (W)
3.33m x 2.93m
11' x 9'7"

Fitted wardrobe. Radiator. Telephone point.



Shower Room (S)
2.6m x 1.4m
8'6" x 4'7"

Fully tiled. Shower cubicle with electric Mira Sport shower. Wash hand basin. WC. Bidet. Radiator. Heated towel rail. Shaver point.



Conservatory (W)
4.86m x 2.85m
16' x 9'4"

Heat reflective glass. Radiator x 2.

