

Bradburne & Co

Chartered Surveyors, Estate Agents

OUTSIDE

To side is a paved drive way leading to garage.

Garage
4.75m x 2.08
15' 7" x 9' 4"

Remote roller door

The garden to rear is entered through a gate into a lawned area, with a paved terrace surrounded by shrubbery and trees and vegetable plot
The garden is south facing and provides a private setting.



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 £1324.33

FIXTURES AND FITTINGS

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

Other moveable contents are available by separate negotiation.

ASKING PRICE

Offers over £320,000 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 2020 Licence Number 100010747.

SERVICES

Mains gas, electricity, water and drainage.

VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.

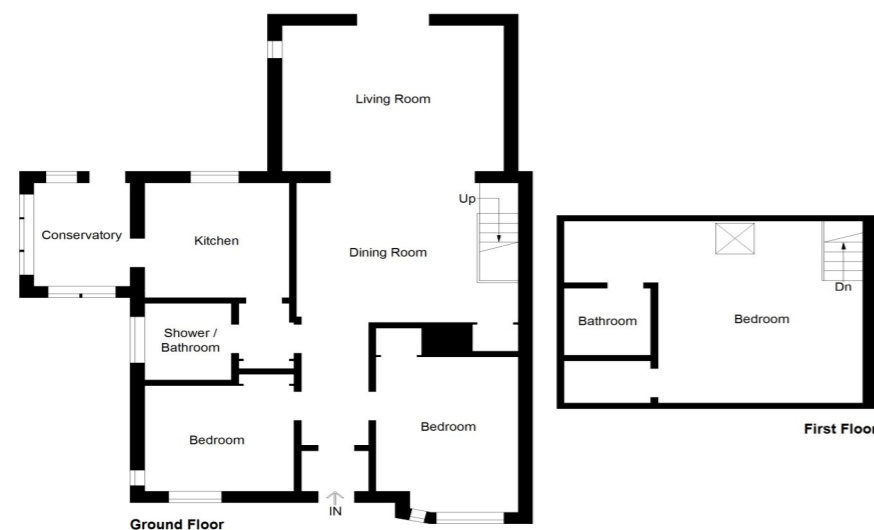


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Dundee 14 miles

Kirkcaldy 24 miles

**11 Priestden Park
St Andrews**

Cupar 10 miles

Edinburgh 51 miles



SPACIOUS SEMI DETACHED FAMILY HOME IN CUL-DE-SAC WITHIN WALKING DISTANCE OF TOWN CENTRE

Accommodation:

Sitting Room, Dining Room, Sunroom, 3 Double Bedrooms(1 Ensuite WC), Kitchen, Shower Room

**Gas Central Heating
Double Glazed
Large Gardens
Garage
Excellent Location**

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

11 Priestden Park is a chalet style bungalow that has been extended to form a 3 bedroom family home in a quiet cul-de-sac.

The recent extension has opened the sitting/dining area into a bright sunny area with French doors to the attractive garden. Upstairs is the third bedroom with ensuite WC. To the side is a sunroom leading from the modern kitchen.

Outside, there is ample car parking on the drive leading to a single garage.

SITUATION

11 Priestden Park is located in a desirable residential area of St Andrews and is within walking distance of the town centre.

St Andrews is known worldwide as the Home of Golf with seven golf courses and many more close by. It is also home to the oldest University in Scotland, has miles of fine beaches and excellent state and private schooling.

The town has a wealth of shops, restaurants, hotels, a theatre, a cinema and excellent recreational and cultural facilities.

The nearest railway station is at Leuchars within easy access 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

Head east on South Street out of town on the A917 towards Crail. At the first roundabout turn left into Lamond Drive and second left into Warrack Street. Turn left into Priestden Park. Number 11 is on the right. For route planning the post code is KY16 8DL.

PARTICULARS OF SALE

The property is entered through a glazed front door into

Hallway Storage cupboard. Radiator
3.15m x 1m
10' 4" x 3' 2"

Sitting Room (S & E) Fitted shelved unit, Fold down double bed, Electric fire, French doors to garden. Radiator
4.47m x 3.80m
14' 8" x 12' 6"



Bedroom 2 (N & E) Double Bedroom with built in wardrobe with hanging space. Radiator
3.05m x 2.74m
10' x 9'



Sunroom (N, S & E) Sunroom with double glazing, Tiled flooring. Radiator
3.03m x 2.72m
9' 8" x 9'

Dining Room Gas fire (not functional) with a marble hearth, Telephone point. 2x Radiator. Stairs leading to Bedroom 3.
4.62m x 3.67m
15' 2" x 12'



Kitchen (S & E) Modern fitted floor and wall units. Hotpoint dishwasher, Servis fridge freezer, Neff gas hob and double Oven, Miele washing machine. Worcester Boiler. Radiator
3.02m x 2.87m
9' 10" x 9' 5"



Bedroom 3 (S x 1) From the dining room stairs lead to a large open plan room. Velux window.
6.38m x 4.83
20' 11" x 15' 10"

Bedroom 1 (Nx1) Large double bedroom with fitted wardrobes with hanging space. Bay window. Radiator
4.18m x 3.36m
13' 8" x 11'



Shower Room (E x 1) Mira Sport Shower, heated towel rail, Wash hand basin, monrose extractor fan.
3.05m x 2.74m
6' 5" x 6'



Ensuite WC Wash hand basin, WC, bidet. Radiator
1.82m x 1.65m
6' x 5' 6"