

# Bradburne & Co

Chartered Surveyors, Estate Agents

## OUTSIDE

To the front and side is a small garden area surrounded by a wall.

To the rear is a gravelled parking area and garage. The rear garden is well stocked with herbaceous plants and a lawn. It also benefits from an external power point.

**Garage** 4.42m x 6.63m  
21'9" x 14'6"

Built of brick with a remote roller door and pedestrian side door. Mains power.

**Log Cabin** 4.14m x 4.14m  
13'7" x 13'7"

Built of spruce with a timber floor, ample power points and lighting. To the front is a veranda. This room is ideal for home office use.

## 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.

## ENTRY

Entry by mutual agreement.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band C.

## SERVICES

Mains electricity, water and drainage. Air source heat pump heating and hot water.

## COUNCIL TAX

Council Tax Band D. The annual Council Tax payable at present is £1,728.91.

## FIXTURES AND FITTINGS

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

Other moveable contents are included by negotiation.

## ASKING PRICE

Offers over £215,000 are invited.

## VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.

## OFFERS TO:-

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

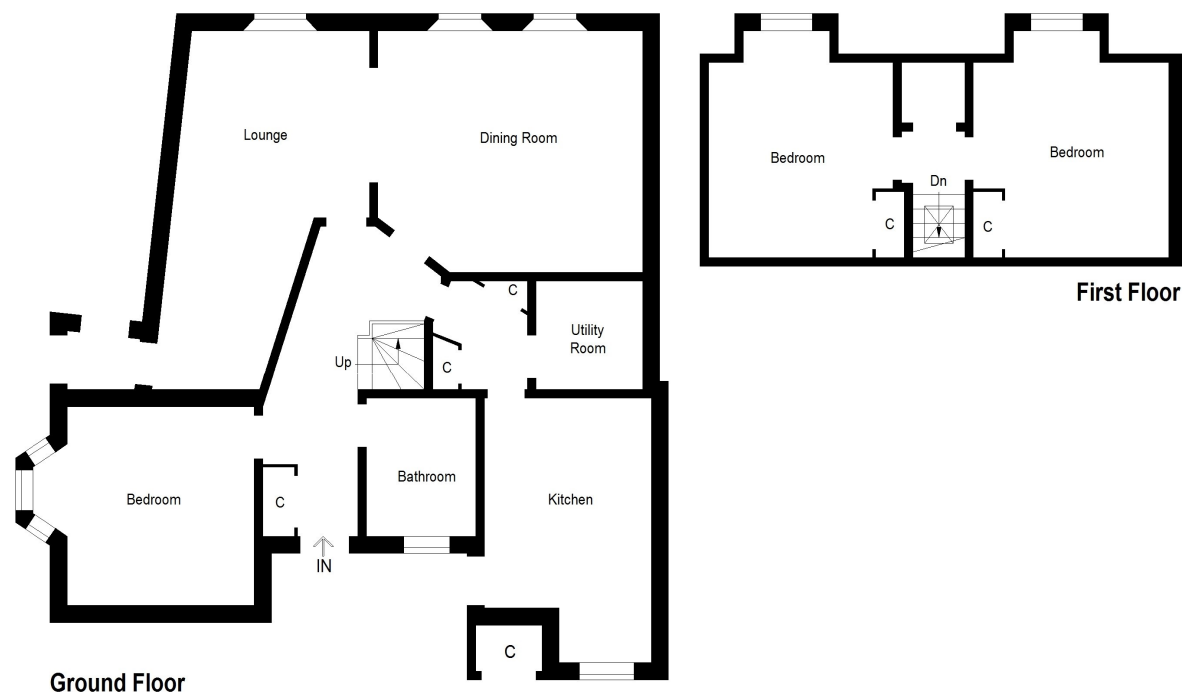


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# Bradburne & Co

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Dundee 20 miles

St Andrews 6 miles

**Rosemount, St Andrews Road,  
Largoward, Fife**

Cupar 9 miles

Edinburgh 44 miles



**ATTRACTIVE COTTAGE AND GARDENS IN A POPULAR VILLAGE WITHIN EASY REACH OF ST ANDREWS AND NORTH EAST FIFE**

## Accommodation:

Sitting Room, Dining Room, Kitchen, 3 Bedrooms, Bathroom, Pantry.

**Air Source Heat Pump System  
Double Glazing  
Ample Parking  
Garden Room/Office**

139 South Street St Andrews Fife KY16 9UN  
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## GENERAL DESCRIPTION

Rosemount is an end terraced mainly stone built cottage that has been sympathetically extended to form a family home. On the ground floor are two public rooms, dining kitchen, bedroom, bathroom and pantry. Upstairs are two further bedrooms.

The cottage has an air source heat pump central heating system and is double glazed throughout.

Outside is a parking area with garage and a garden to the rear with a garden room/office. To the front is also a garden area.

## SITUATION

Largoward is situated among open countryside but within easy access of St Andrews (7 miles) and Lundin Links (5.5 miles) where there are several shops and a Post Office.

The historic university town of St Andrews provides a comprehensive range of leisure and cultural facilities, while the East Neuk of Fife is well known for its golf courses and water sports.

Primary schooling is available in Largoward and secondary schooling in nearby St Andrews. A main line railway station in Cupar (7 miles) links to Edinburgh and Dundee. Edinburgh and Dundee Airports (37 miles and 20 miles respectively) have frequent national and international flights.

## DIRECTIONS

From St Andrews take the A915 towards Upper Largo. Follow the main road into Largoward and turn right just after the Church into the gravelled parking area.

For route planning the postcode is KY9 1HZ

## PARTICULARS OF SALE

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

**Hallway**  
3.18m x 1.82m  
10'5" x 6'

Built in storage x 5. Radiator. Stairs leading to upstairs bedrooms.

**Sitting Room (S)**  
6.41m x 3.96m  
21' x 13'  
(largest sizes)

Electric fire. Radiator x 2. Television point. Storage housing meter points and fusebox.



**Porch (S)**  
1.58m x 1.03m  
5'2" x 3'4"

**Dining Room (S)**  
4.24m x 3.48m  
13'11" x 11'5"

Telephone Point. Radiator x 2.



**Kitchen (N)**  
4.49m x 3.17m  
14'8" x 10'5"

Beko washing machine. Montpellier oven and hob. Teka extractor fan. Built in floor and wall units. Radiator. Telephone point.



**Pantry**  
1.84m x 1.8m  
6' x 5'10"

Built in storage. Mains Electric. Skylight.



**Bathroom (N)**  
2.32m x 1.86m  
7'7" x 6'1"

Wash Hand Basin. Mira Play Shower over Bath. Heated Towel Rail. WC.



**Bedroom 1 (E)**  
3.58m x 3.24m  
11'9" x 10'7"

Triple glazed bay window. Built in wardrobes. Radiator.



**Bedroom 2 (S)**  
3.71m x 3.15m  
12'2" x 10'4"

Coombed ceiling. Built in wardrobe. Eaves storage. Radiator. Access to attic.



**Bedroom 3 (S)**  
3.8m x 3.27m  
12'5" x 10'9"

Coombed ceiling. Built in wardrobe. Radiator. Access to attic.

