

Bradburne & Co

Chartered Surveyors, Estate Agents

OUTSIDE

To the front is a lawned area and paved parking space. To the side is a secure cycle store and bin store area.

At the rear is a lawned area and drying green surrounded by a fence. To the end of the cul-de-sac is a designated parking space and visitor carpark.



FIXTURES AND FITTINGS

All existing furniture, kitchen appliances, light fittings, fitted floor coverings, curtains and blinds are included in the sale.

SERVICES

Mains electricity, gas, water and drainage.

VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.

ENTRY

Entry by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band D.

COUNCIL TAX

Council Tax Band E. The annual Council Tax payable at present is £2,230.52

ASKING PRICE

Offers over £175,000 are invited.

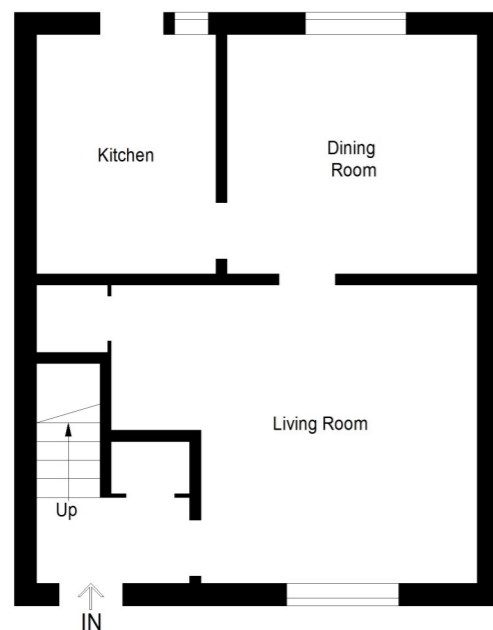
OFFERS TO:-

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

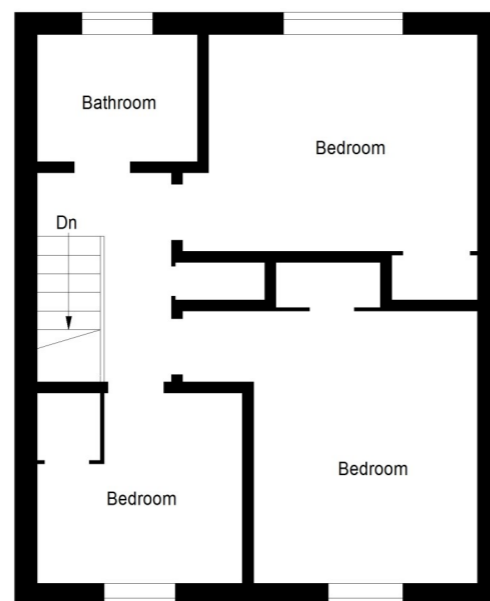
IMPORTANT NOTICE

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.



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:678045 / Ref:74780)

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Dundee 13 miles

St Andrews 3.5 miles

Cupar 7 miles

Edinburgh 60 miles

7 Wilsons Place, Strathkinness, Fife



**A WELL PRESENTED MODERN FAMILY HOME ON THE EDGE OF THE VILLAGE
WITH FAR REACHING VIEWS TO THE SOUTH**

Accommodation:

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

**Gas Central Heating
Double Glazing
Private and Communal Parking
Front and Rear Garden**

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

7 Wilsons Place is a modern semi-detached family home in a private development of eight houses.

The house is in walk in condition throughout with a sitting/dining room from front to rear and the kitchen at ground level. Upstairs are three bedrooms and a family bathroom.

Outside are compact gardens front and rear with off street car parking. At the turning point there is also a designated parking space and ample visitor parking.

The south facing view toward Drumcarrow can be seen from the ground and first floor level.

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 the High Road into the village and turn left into Church Road then left into Sunnyside.

Wilsons Place is on the left and Number 7 is the second house from the end of the development.

For route planning the post code is KY16 9XJ.

PARTICULARS OF SALE

The property is entered through a hardwood door into:-

Entrance Hall Cupboard housing fusebox and electric meter. Radiator.
2m x 1.26m
6'7" x 4'

Sitting Room (S) Storage cupboard. Radiator.
4.81m x 4m
15'9" x 13'1" Television point. Telephone point.



Dining Room (N) Built in wall unit with Zanussi freezer. Radiator.
3.33m x 3.21m
10'11" x 10'6"



Kitchen (N) Modern floor and wall units with stainless steel. Worcester boiler. Built in Zanussi oven. Bosch hob, Zanussi extractor, Zanussi fridge, LG Washing Machine and Zanussi tumble dryer.
3.24m x 2.4m
10'7" x 7'10"



Landing Radiator. Airing Cupboard.
2m x 1.06m
6'7" x 3'5" Hatch to attic.

Bathroom (N) Mira shower over bath. WHB. WC. Shaver point. Envirovent extractor fan.
2.13m x 1.7m
7' x 5'7"



Bedroom 1 (S) Built in wardrobe. Radiator. Telephone point.
3.62m x 3m
11'10" x 9'10"



Bedroom 2 (N) Built in wardrobe. Radiator.
3.75m x 3.55m
12'3" x 11'7"



Study/Bedroom 3 (S) Built in storage. Radiator.
2.73m x 2.6m
8'11" x 8'6"
 (largest sizes)

