

ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band F.

COUNCIL TAX

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

SERVICES

Mains electricity, water and drainage.

FIXTURES AND FITTINGS

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

ASKING PRICE

Offers over £230,000 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.

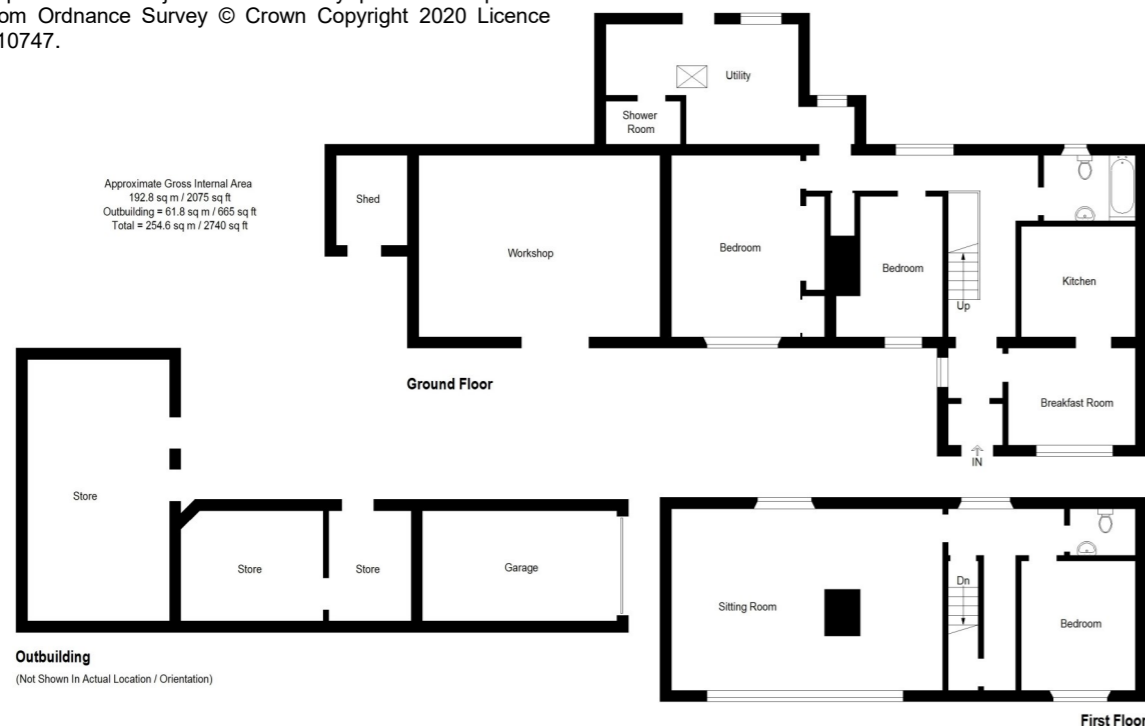
IMPORTANT NOTICE

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.

A range of outbuildings include:-

Workshop Built of stone.	6.51m x 5.2m 21'4" x 17'1"
General Store Built of stone.	10.26m x 3.95m 33'8" x 12'11"
Garage, Office and Store Built of stone and blockwork.	10.36m x 2.8m 34' x 9'2"
GARDEN The gardens to the north are mainly lawn with a paved terrace and vegetable plot. The garden to the south is mainly planted with trees and shrubs with a shed and summer house.	
Garden Shed	2.72m x 2m 9' x 6'6"
Summer House	2.86m x 2.05m 9'4" x 6'8"



St Andrews 6 miles

Kirkcaldy 18 miles

**Aranden,
Lathones, Fife**

Cupar 8 miles

Edinburgh 45 miles



A HISTORIC COUNTRY PROPERTY WITH USEFUL OUTBUILDINGS AND LARGE GARDENS CLOSE TO ST ANDREWS

Accommodation:

Sitting Room, Kitchen, Dining Room, 3 Bedrooms, Family Bathroom, Utility, Shower Room, WC.

**Oil Fired Heating
Large Gardens
Workshop and Office
Stone Outbuildings
0.7acres/0.28 hectares or thereby in all**

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

Aranden is a historic house in the small hamlet of Lathones to the south of St Andrews. The accommodation includes a first floor sitting room with south facing views, 3 bedrooms, dining room, 1 bathroom, 1 shower room, utility room and WC.

Outside there are useful outbuildings including two stone built workshops and a blockwork garage, office and store offering potential for renovation. The gardens are extensive and comprise a large south facing walled garden planted with a mix of trees, specimen shrubs, lawns and a vegetable patch. The rear garden is bordered with trees and hedges and is mainly lawn. The property benefits from a second entrance gate in the south east corner.

SITUATION

Aranden is extremely well situated for convenient access to St Andrews (6 miles) and Edinburgh (42 miles) can be reached in little over an hour.

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

Primary schooling is available in Largoward and secondary schooling in nearby St Andrews.

Main line railway stations in Cupar (9 miles) and Leuchars (12 miles) link to Edinburgh and Dundee. Edinburgh and Dundee Airports (37 miles and 20 miles) have frequent national and international flights.

DIRECTIONS

Take the A915 from St. Andrews towards Upper Largo. After 5 miles before Largoward and just opposite the *Inn at Lathones* Restaurant and Hotel (on the left) turn right into the driveway.

For route planning the post code is KY9 1JE.

PARTICULARS OF SALE

The property is entered through double storm doors into:-

Hallway (N)(S) Radiator x 2. Cupboard housing electric meter. Telephone point. 4.78m x 1.52m 15'8" x 5'

Kitchen Oil Fired Boiler. Beko fridge. Hotpoint oven. Hob. Extractor fan. Tiled floor. 3.05m x 2.96m 10' x 9'8"



Dining Room (S) Television point. Radiator. 3.34m x 2.42m 10'11" x 7'11"



Bathroom (N) Bath. Shower over bath. Heated towel rail. Wash hand basin. WC. 2.44m x 1.73m 8' x 5'8"



Bedroom 1 (S) Built in storage. Radiator. 4.9m x 2.91m 16'1" x 9'6"



Bedroom 2 (S) Built in storage. Television point. Radiator. 3.84m x 2.81m 12'7" x 9'3"



Utility (N) Hotpoint washing machine. Built in storage. Sink. Skylight. Radiator. 5.2m x 3.15m 17' x 10'4" (Largest Sizes)



Shower Room Shower. Radiator. Heated towel rail. 2.26m x 0.88m 7'5" x 2'10"

Living Room (S)(N) Open fire place. Television point. Radiator x 4. 7.58m x 4.8m 24'10" x 15'9"



Bedroom 3 (S) Radiator. Telephone point. 3.47m x 3.11m 11'4" x 10'2"



WC Wash hand basin. WC. Built in storage. 1.43m x 1.25m 4'8" x 4'1"

