

Bradburne & Co

Chartered Surveyors, Estate Agents

OUTSIDE

The gardens form a compact lawned area surrounded by shrubs, borders and a mature hedge. Across the gravelled parking area are large twin garages with up and over doors and a workshop with mains water and electricity. There is also a WC in the garages.

West of the garden is an access track to the grazing field. The field is well fenced and also has a separate gateway from the public road. The field could be divided into paddocks or a wealth of agricultural uses.

Garage
8.12m x 4.58m
26'7" x 15'

Workshop
3.56m x 3.31m
11' 8"x 10'10"

Grazing field

3.2 acres (1.3ha)
in all or thereby



VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.

ENTRY

Entry by mutual agreement.

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band E.

COUNCIL TAX

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

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 £310,000 are invited.

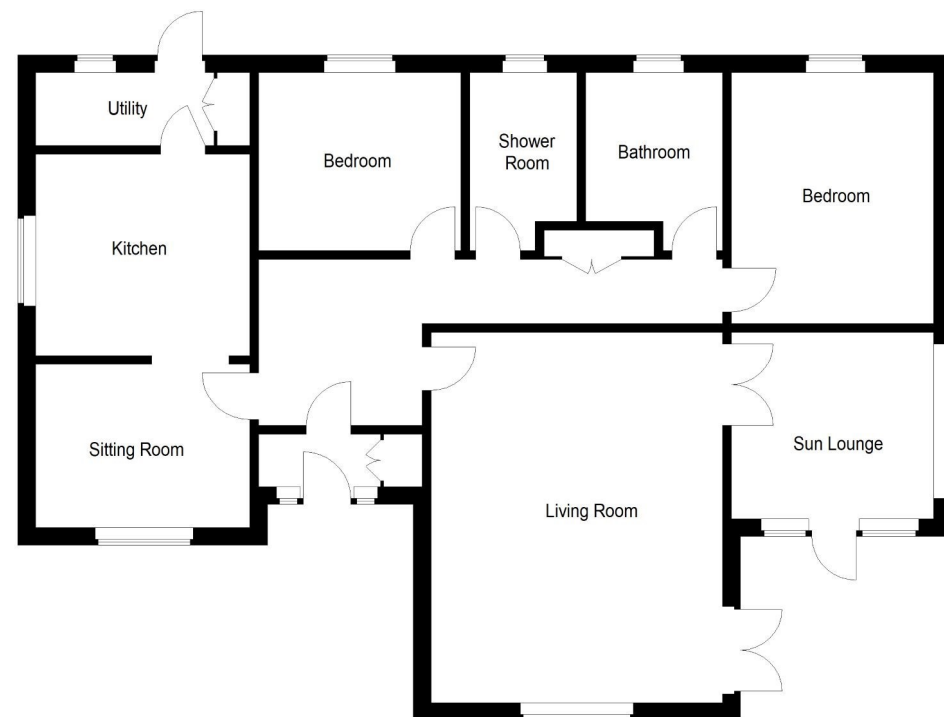
OFFERS TO:-

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 2021 Licence Number 100010747.



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Dundee 23 miles
Kirkcaldy 14.5 miles

The Cottage, Bellfield, Strathmiglo, Fife

St Andrews 20 miles
Edinburgh 35 miles



MODERN DETACHED HOME WITH USEFUL OUTBUILDINGS AND GRAZING FIELD WITH FAR REACHING VIEWS OVER THE LOMONDS

Accommodation:

Sitting Room, Dining Room, Conservatory,
2 Bedrooms, Family Bathroom, Shower Room, Kitchen, Utility Room

Oil Central Heating Large garage with workshop and WC Double Glazing

Grazing Field Private Garden
Extending to 3.2 acres (1.3 ha) in all or thereby

139 South Street St Andrews Fife KY16 9UN
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GENERAL DESCRIPTION

The cottage is a detached single storey home built in 1995 within attractive countryside. The accommodation includes an impressive and spacious sitting room with French doors to the garden and separate doors to the conservatory. From the hall there is a dining room leading to the kitchen and utility room. The hall also leads to two bedrooms, a shower room and a family bathroom.

Outside are landscaped gardens and a gravelled courtyard. Adjacent to the house is large garage and workshop with a WC. West of the garden is a rectangular grazing field of about 3 acres which is fenced. The whole property extends to 3.2 acres or thereby.

SITUATION

Strathmiglo is a conservation village near the Lomond Hills yet only 6 miles from the M90 central motorway network giving swift access to Perth and Edinburgh.

The village has a small supermarket, garage, public house and village hall in addition to other amenities. In the centre of the village is a bowling green and play park.

Schooling includes a primary school in the village and secondary schools at Cupar and Kinross.

DIRECTIONS

From Cupar follow the A91 towards Kinross. At the first Strathmiglo junction turn left onto the A912. Follow the road for a mile and turn right into a drive in front of the white house. Continue on the driveway to The Cottage at the end of the courtyard. For route planning the postcode is KY14 7RH.

PARTICULARS OF SALE

The property is entered through a hard wood door into:

Vestibule(Wx2)
2.17m x 1.17m
7'11" x 3'10" Shelled cupboard with hanging space.

L-shaped hallway
2.81m x 2.7m
9'2" x 8'10"

Shelled cupboard. Telephone point. Radiator.

Kitchen (N)
3.69m x 3.26m
12'11" x 10'8"

Fitted base and wall units. Stainless steel sink and drainer. *Creda* electric hob and double oven. *Lamona* fridge freezer. Extractor fan. Radiator.



Utility Room (E)
3.08m x 1.61m
10'1" x 5'3"

Fitted wall and base units. Stainless steel sink. Cupboard housing hot water cylinder, electric fuse box, *Optima* alarm system and *Drayton* heating control. Radiators. Door to garden.

Dining Room (W)
3.63m x 2.79m
11'11" x 9'2" TV point. Radiator x 2.



Sitting Room (W)
6.4m x 4.89m
21' x 16' Timber fire surround with electric fire. French doors to rear garden. TV point. Radiator x 2. French doors to conservatory.



Conservatory (S, W)
3.33m x 3.33m
10'10" x 10'10" Radiator. Tiled floor.



Bedroom 2 (E)
3.37m x 3.13m
11' x 10'3" Fitted wardrobe. Radiator.



Shower Room (E)
3.12m x 1.82m
10'2" x 5'11"

Shower cubicle with *Mira* shower. WC. Wash hand basin. Tiled to dado. Shaver point. Radiator

Family Bathroom (E)
2.32m x 2.21m
7'7" x 7'4"

Bath. Wash hand basin. WC. Built in cupboard. Radiator.



Master Bedroom (E)
4.33m x 3.4m
14'2" x 11'1" Built in wardrobes and dressing table. Telephone point. Radiator.

