

Bradburne & Co

Chartered Surveyors, Estate Agents

OUTSIDE

The front garden is laid to lawn surrounded by mature shrubs and a wall.

The rear garden paved with mature shrubs. There is a garden shed, brick built garden store and outside tap.

Garden Shed
1.93m x 1.21m
6'4" x 4'

Brick Built Garden Store
2m x 1.35m
6'6" x 4'5"

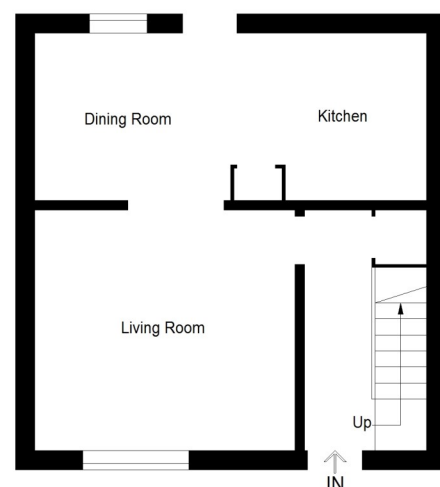


IMPORTANT NOTICE

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.

Approximate Gross Internal Area = 87.8 sq m / 945 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:759244 / Ref:77427)

ENTRY

Entry by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band C.

COUNCIL TAX

Council Tax Band C. The annual Council Tax payable at present is £1,546.65.

SERVICES

Mains electricity, gas, water and drainage.

FIXTURES AND FITTINGS

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

Other moveable contents are included in the sale.

ASKING PRICE

Offers over £207,000 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.

Bradburne & Co

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Dundee 13 miles

Kirkcaldy 24 miles

**25 Hamilton Avenue,
St Andrews**

Cupar 9 miles

Edinburgh 52 miles



FAMILY HOME IN QUIET RESIDENTIAL AREA WITHIN WALKING DISTANCE OF LOCAL SHOPS AND TOWN CENTRE.

Accommodation:

Sitting Room, Kitchen/Dining Room, 3 Bedrooms, Shower Room & Store Room.

**Gas Central Heating
Double Glazing
Front and Rear Gardens
Communal Parking**

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

25 Hamilton Avenue is a comfortable family home in a quiet cul-de-sac on the south side of St Andrews.

On the ground floor is a south facing sitting room overlooking the front garden and a kitchen with dining area to the rear. Upstairs are 3 bedrooms and a shower room.

There is also a useful walk-in store room housing the modern boiler. In recent years new double glazing has been installed throughout.

SITUATION

St Andrews provides all day to day facilities as the town has a wealth of shops, restaurants, hotels, theatre, cinema and excellent recreational and cultural facilities. Primary and Secondary schools are within walking distance. All University buildings are also within easy walking distance.

St Andrews is known worldwide for the Home of Golf with seven golf courses and many more close by.

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

From the Westport at the end of South Street head down Largo Road. Take the forth turning into the left into Tom Morris Drive. Then take the third turning on the right into Hamilton Avenue. Number 25 is straight ahead as the road starts to curve.

For route planning the post code is KY16 8EH.

PARTICULARS OF SALE

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

Hallway
3.78m x 0.90m
12'5" x 3'

Radiator. Under stair storage.

Sitting Room (S)
4.02m x 3.7m
13'2" x 12' 2"

Radiator. TV aerial.



Kitchen
Dining Area (N)
6.09m x 2.55m
19'11" x 8'4"

with Floor and wall units. Stainless steel sink. Plumbed for washing machine. Extractor hood. Space for oven. Store cupboard. Radiator. Telephone connection. Door to rear garden.



Bedroom 1 (N)
4.12m x 3.05m
13'6" x 10'

Fitted wardrobes. Radiator.



Bedroom 2 (S)
4.11m x 3.23m
13' x 10'7"

Fitted wardrobes. Radiator.



Bedroom 3 (S)
2.95m x 2.5m
9'8" x 8'2"

Radiator.



Landing
1.94m x 1.03m
6'4" x 3'4"

Attic Hatch.



Bathroom (N)
1.89m x 1.7m
6'2" x 5'7"

Mira 'Jump' Shower. WC. Wash hand basin. Heated Towel Rail.

Store Room (S)
1.92m x 1.81m
6'3" x 5'1"
Largest Sizes

With cupboard and Worcester Bosch Greenstar 28i Junior Combi Boiler.

