

# Bradburne & Co

Chartered Surveyors, Estate Agents

## OUTSIDE

To the front is a gravelled area surrounded by a fence. To the rear is a private lawned garden surrounded by hedges and fencing. A side pend gives access for bins and maintenance.



## 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.

## VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.

## ENTRY

Entry by mutual agreement

## SERVICES

Mains electricity, water and drainage.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band D.

## COUNCIL TAX

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

## FIXTURES AND FITTINGS

Light fittings, fitted floor coverings, curtains and blinds are included in the sale. Other moveable contents and fittings may be available by separate negotiation.

## ASKING PRICE

Offers over £178,000 are invited.

## OFFERS TO:-

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

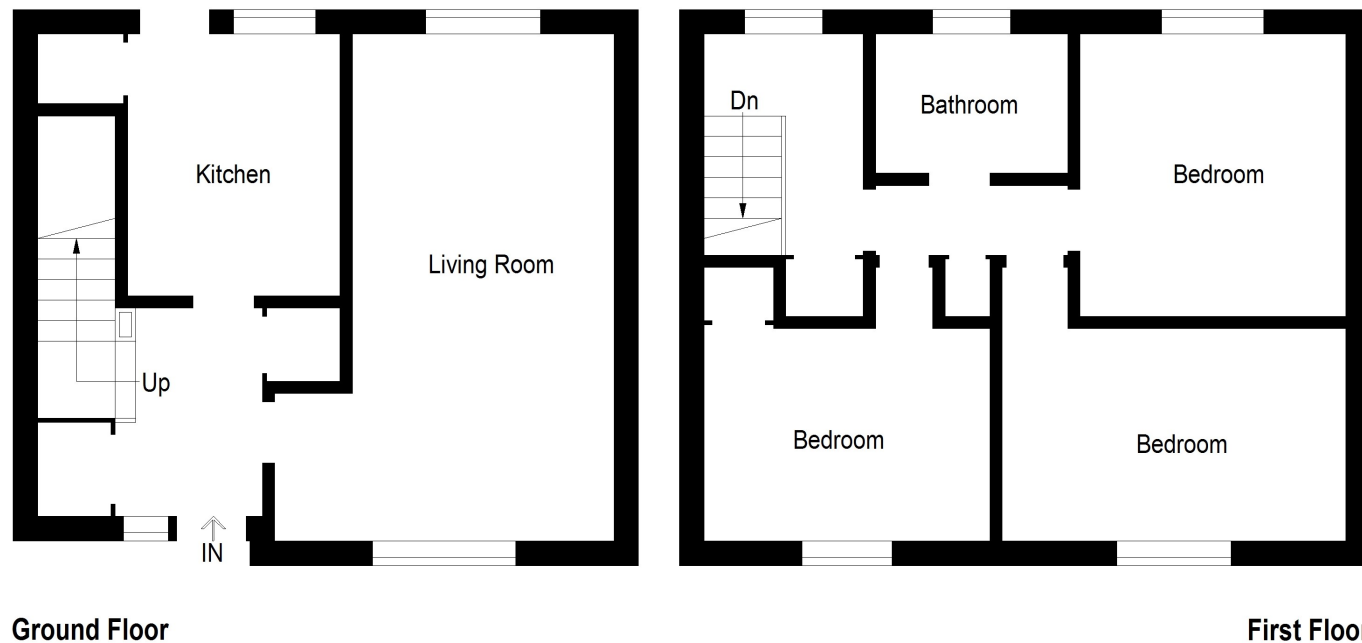


Illustration For Identification Purposes Only. Not To Scale (ID:756811 / Ref:77339)

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Dundee 20 miles

Cupar 17 miles

St Andrews 6.5 miles

Edinburgh 53 miles

## 8 North Carr View, Kingsbarns, St Andrews, Fife



## WELL PRESENTED MODERN FAMILY HOME IN A FASHIONABLE EAST NEUK VILLAGE CLOSE TO ST ANDREWS

### Accommodation:

Sitting/Dining Room, Kitchen,  
3 Double Bedrooms, Bathroom

Modern Electric Heating  
Double Glazing  
Gardens Front & Rear  
Ample off street parking nearby

139 South Street St Andrews Fife KY16 9UN  
Tel: 01334 479479 Fax: 01334 474399  
Email: [info@bradburne.co.uk](mailto:info@bradburne.co.uk) Web: [www.bradburne.co.uk](http://www.bradburne.co.uk)



GENERAL DESCRIPTION

8 North Carr View is a three bedroomed mid terraced house situated in a quiet cul-de-sac on the south side of the village. The modernised accommodation includes a sitting room, with dining area, three double bedrooms and modern bathroom. To the rear is a private garden. The house has been modernised with double glazing and recently fitted electric heating throughout.

SITUATION

Kingsbarns is 6.5 miles south of St Andrews on the road to Crail where day to day amenities abound. The village has a public house, primary school, church and tea room. On the edge of the village is the championship Kingsbarns golf course, Cambo estate and Kingsbarns whisky and gin distillery with visitor centre. The village has a bus service to St Andrews and the nearest railway station is at Leuchars 12.5 miles away. A short stroll from the property is the Fife coastal path and beach.

DIRECTIONS

From St Andrews follow the Crail road A917 south. After Boarhills the next village is Kingsbarns. Take the last turn on the left into Bank Style and second left into North Carr View. No.8 is straight ahead. For route planning the post code is KY16 8SX.

PARTICULARS OF SALE

The property is entered through a hardwood door into:-

**Hallway (S)** Cupboards x 2, one housing 2.44m x 1.85m fuse box. Radiator. Electric 8' x 6' heating control.



**Sitting/Dining Room (S,N)** Radiator x 2. Telephone Point. TV Point.  
6.23 x 4.15m  
20'5" x 13'7"



**Kitchen (N)** Modern fitted floor and wall units. Stainless steel sink and drainer. Hotpoint washing machine. Candy electric oven and hob. Extractor fan. Walk in cupboard with Candy fridge freezer.  
3.16m x 2.12m  
10'4" x 8'7"



**Stairs to Upper Landing (N)** Shelved cupboard with hanging space. Cupboard housing hot water cylinder. Hatch to attic. Smoke alarm.  
3.53m x 0.91m  
11'7" x 3"

**Master Bedroom (N)** Radiator.  
3.47m x 3.28m  
11'4" x 10'9"



**Bedroom 2 (S)** Radiator.  
4.21m x 2.77m  
13'9" x 9'1"



**Bedroom 3 (S)** Shelved cupboard. Radiator.  
3.48m x 2.74m  
11'5" x 9'



**Bathroom (N)** Bath with Mira electric shower over. Wash hand basin. WC. Heated towel rail.  
2.32m x 1.67m  
7'7" x 5'6"

