

# Bradburne & Co

Chartered Surveyors, Estate Agents

## SERVICES

Mains electricity, gas, water and drainage.

## VIEWING

Strictly by appointment with the Selling Agents  
– 01334 479479.

## ENTRY

Entry by mutual agreement. The apartment is currently let on a Private Residential Tenancy.

## 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.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band C.

## COUNCIL TAX

Council Tax Band D. The annual Council Tax payable at present is £1,739.98

## FIXTURES AND FITTINGS

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

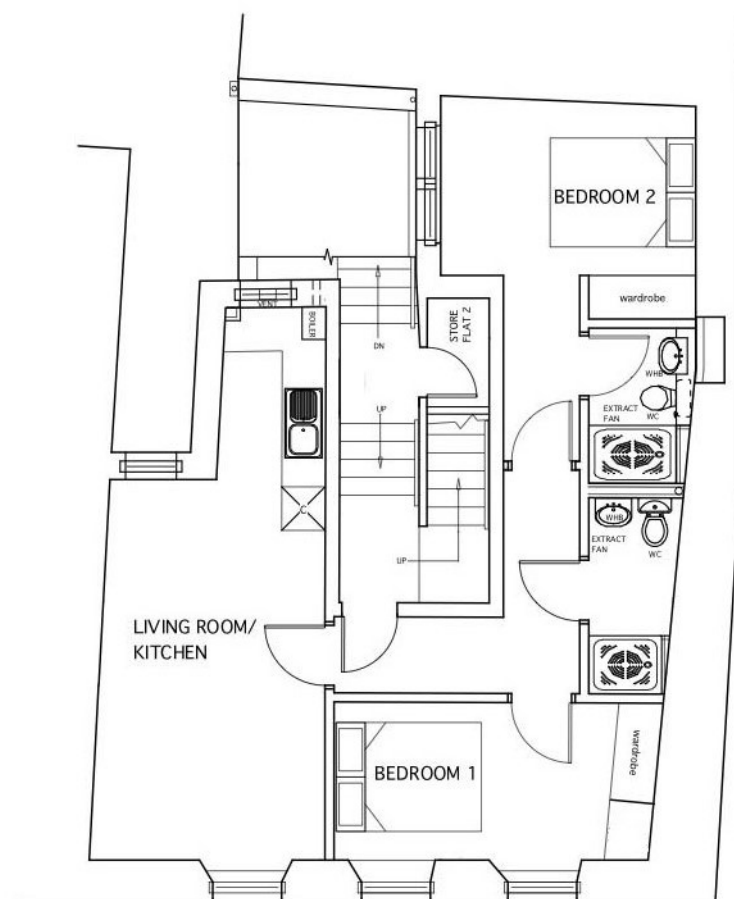
An inventory of contents will be provided to the successful purchaser.

## ASKING PRICE

Offers over £395,000 are invited to include the contents.

## OFFERS TO:-

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



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Dundee 14 miles

Kirkcaldy 25 miles

Cupar 10 miles

Edinburgh 50 miles

## 104A South Street, St Andrews



## A MID STOREY APARTMENT FINISHED TO A HIGH SPECIFICATION IN THE CENTRE OF ST ANDREWS

### Accommodation:

Open Plan Living Area with Kitchen, 2 Double Bedrooms (1 En-Suite) and Shower Room.

Gas Central Heating  
Secondary Glazing  
Central Location  
Store Room

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

104a South Street is a mid floor apartment converted in 2015 to a high standard throughout.

There are two bedrooms (one en-suite), a further shower room and the main open plan living, dining and kitchen area with windows to the south and north.

## SITUATION

The property is situated on South Street, one of the three main streets in St Andrews and is within walking distance of the golf courses, University and beaches.

St Andrews is known worldwide for the Home of Golf with seven golf courses and many more close by. It is also home to the oldest University in Scotland, has miles of fine beaches and excellent state and private schooling.

The town has a wealth of shops, restaurants, hotels, a theatre, a cinema and excellent recreational and cultural facilities. 104a South Street is ideally located in the centre of the main shopping street in town.

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 West Port head east along South Street, through one roundabout following the road straight on and the property is located on the right opposite the Royal Bank of Scotland. The entrance to flat 1 is located in the pend to the left of the building.

For route planning the post code is KY16 9QD.

## PARTICULARS OF SALE

The property is entered through a security door up stairs to the first floor.

On the staircase there is a store cupboard.

**Hallway** Radiator.  
11'3" x 3'6"  
3.44m x 1.06m

**Open Plan Living Area (S)(N)**  
24'62 x 9'62  
7.48m x 2.91m  
**Largest Sizes**

Modern kitchen units incorporating: Indesit washer dryer. Worcester combi boiler. Lamona electric oven, gas hob and fridge freezer. Secondary glazing. Telephone point. Television point. Radiator x 2. Cupboard housing meters.



**Bedroom 1 (E)** Fitted wardrobe with shelved and hanging space. Radiator.  
15'10" x 11'4"  
4.83m x 3.46m



**Ensuite** Mira Shower in cubicle. Wash hand basin. WC. Heated towel rail.  
6'11x 4'10"  
2.11m x 1.47m



**Shower Room** Mira Shower in cubicle. Wash hand basin. WC. Heated towel rail.  
8'8" x 4'4"  
2.65m x .34m



**Bedroom 2 (N)** Fitted wardrobe with shelved and hanging space. Radiator.  
13'1" x 7'3"  
3.98m x 2.21m

