

# Bradburne & Co

Chartered Surveyors, Estate Agents

## Garden

Mainly Lawned surrounded by a mature hedge.  
Drying green and paved terrace.

Shared bin storage by rear door.



## SERVICES

Mains electricity, gas, water and drainage.

## VIEWING

Strictly by appointment with the Selling Agents –  
01334 479479.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band C

## COUNCIL TAX

Council Tax Band B The annual Council Tax payable at present is £1353.32.

## 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 £200,000 are invited.

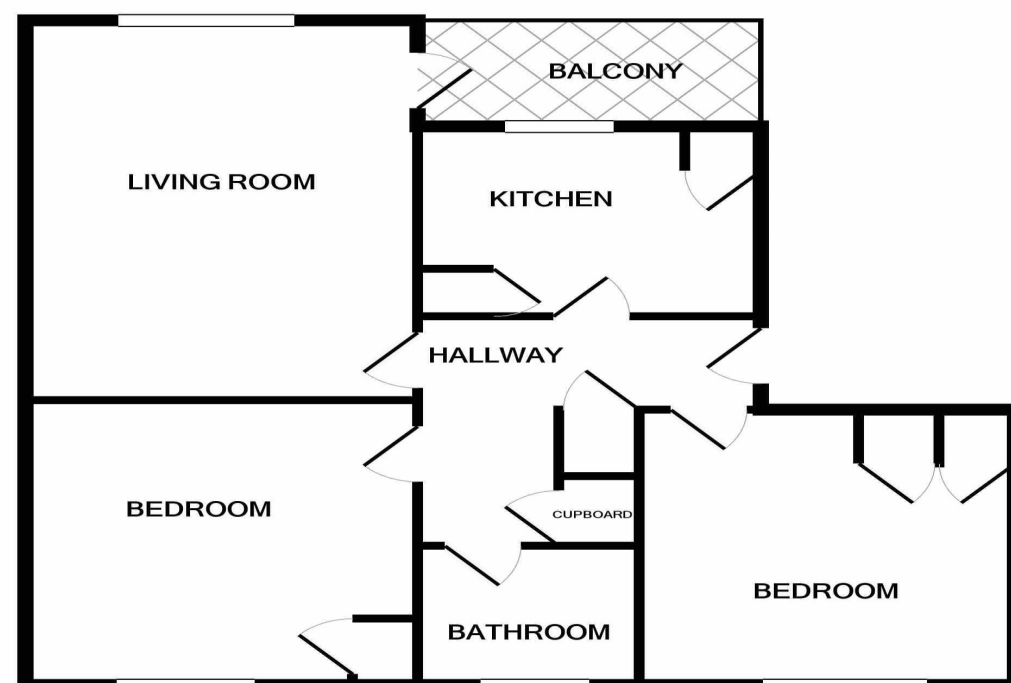
## OFFERS TO:-

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.



# Bradburne & Co

Chartered Surveyors, Estate Agents

Dundee 14miles

Kirkcaldy 25 miles

Cupar 10 miles

Edinburgh 50 miles

## 41 Auld Burn Park, St Andrews



## MIDDLE FLOOR FLAT WITH BALCONY AND GARDENS WITHIN EASY WALKING DISTANCE TO TOWN CENTRE

### Accommodation:

Sitting Room, 2 Double Bedrooms, Kitchen, Bathroom

**Gas Central Heating  
Security Entry System  
Private Gardens**

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

41 Auld Burn Park is a first floor flat with two double bedrooms a Sitting/Dining room with balcony, fitted kitchen and bathroom.

On the ground floor there is a locked storage cupboard and rear door to the private garden.

Gas central heating is fitted throughout and the windows are double glazed

## SITUATION

The property is situated in Auld Burn Park, within walking distance of the golf course, University local amenities 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. 41 Auld Burn Park is ideally located just over Kinnesburn only minutes from south street.

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

Heading east on South Street take the 2nd exit at the roundabout onto Abbey street, turn right onto Greenside place then right onto Kinnessburn Road. Take the first left onto Auld Burn Park and 41 will be on your left hand side. Pedestrians access from Queens Gardens and across Kinnesburn.

For route planning the post code is KY16 8DL.

## PARTICULARS OF SALE

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



**Kitchen (W)**  
11' 10" x 7' 10"  
3.62m x 2.39m

Floor and wall units, stainless steel sink. Worcester boiler, Beko washing machine, AEG dishwasher, Zanussi fridge/freezer, Beko cooker.



**Sitting Room (W)**  
11' 2" x 16' 2"  
3.42m x 4.90m

Built in storage Unit, TV aerial. Radiator



**Balcony (W)**  
11' 3" x 4'  
3.43m x 1.26m



**Bedroom 1 (E)** Fitted Wardrobe. Radiator.  
11' 9" x 11' 3"  
3.58m x 3.43m



**Bedroom 2 (E)** Fitted wardrobe. Radiator.  
11' 5" x 11' 6"  
3.50m x 3.48m



**Bathroom (E)**  
6' 7" x 1' 9"  
2m x 1.77m

Triton shower, Wash hand basin, WC, bath. Radiator.



**Hallway**  
11' 11" x 3' 7"

2 x Fitted cupboards. Telephone intercom system. Radiator.



On the ground floor there is a storage cupboard.

**Ground Entrance** Storage cupboard  
3' 4" x 7' 3"  
1.03m x 2.21m