

## OUTSIDE

The garden is mainly laid to lawn with a side access back to Bridge Street. At the end of the garden is a self-contained annexe with Sitting/Dining/Kitchen area and door to a shower room with WC and wash hand basin.



## SERVICES

Mains electricity, gas, water and drainage.

## 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 2022 Licence Number 100010747.

## VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.

## ENTRY

Entry by mutual agreement.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band D

## 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 and blinds are included in the sale.

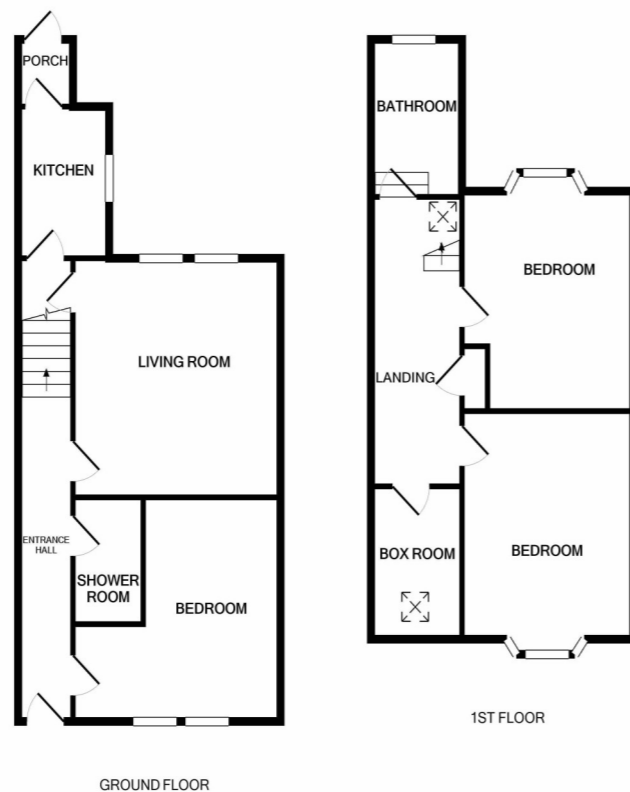
Other moveable contents are included in the sale.

## ASKING PRICE

Offers over £495,000 are invited.

## OFFERS TO:-

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



Dundee 13 miles

Cupar 9 miles

Kirkcaldy 24 miles

Edinburgh 52 miles

## 20 Melbourne Place, St Andrews



## SPACIOUS TWO STOREY FLAT AND SEPARATE ANNEXE IN THE CENTRE OF ST ANDREWS CLOSE TO ALL LOCAL AMENITIES

### Accommodation:

Sitting Room, Kitchen, 3 Double Bedrooms, Shower Room, Bathroom, Box Room.

**Self Contained 1 bedroom Garden Bothy Annexe**  
**Double Glazing**  
**Gas Central Heating**  
**HMO Licence**

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

20 Melbourne Place is a bright and spacious flat entered through a private door.

The main flat comprises a sitting room, three good size bedrooms, kitchen, shower room, bathroom and box room and to the rear of the garden is a self contained annexe with open plan living/dining/bedroom and shower room all finished to a high standard with modern double glazing throughout

The property has a HMO licence. Planning permission (lapsed) was granted to extend the box room to form Bedroom 4 in the main flat.

## SITUATION

The property is situated on Bridge Street within easy walking distance of the golf course, 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. 20 Melbourne Place is ideally located

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 South Street head west towards the Westport Arch. Take the first exit onto Bridge Street and the property will be on your right down the hill.

## PARTICULARS OF SALE

The property is entered through a glazed door leading into the hallway.

**Entrance hall**  
4.67m x 1.01m  
15' 4" x 3' 4"

**Sitting Room (W)**  
4.14m x 4.14m  
13' 7" x 13' 7"  
Wall press. Stone fire place TV point. Radiator. *John Lewis* fridge. *Zanussi* freezer.



**Kitchen (N)**  
3.89m x 1.75m  
12' 9" x 5' 8"

Fitted floor and wall units. Stainless Steel sink. *Bosch* washing machine. *Indesit* cooker. *Worcester* boiler. Radiator.



**Shower Room**  
1.29m x 2.22m  
4' 2" x 7' 3"

Wash hand basin, *Mira* shower, WC. Extractor fan.



**Bedroom 1 (E)**  
2.53m x 3.89m  
8' 3" x 12' 9"

Built in wardrobe. Cupboard housing electric meters. Radiator.



**Bathroom (N)**  
2.6m x 1.76m  
8' 6" x 5' 9"

Wash hand basin. Bath with *Mira* shower over. WC.



**Top floor landing**  
3.02m x 1.32m  
9' 11" x 4' 4"

Built in storage cupboards with shelves. Loft hatch with ladder to useful floored loft space.

**Box Room (E)**  
1.3m x 2.66m  
4' 3" x 8' 8"

Velux window. Radiator.

**Bedroom 2 (E)**  
3.45m x 3.67m  
11' 3" x 12'

Radiator



**Bedroom 3 (W)**  
3.8m x 3.33m  
12' 5" x 10' 11"

Built in wardrobe with hanging rail. Radiator.



**Garden Bothy**

Self-Contained Annexe, Sitting/Dining/Kitchen Area. Shower Room with Shower cubicle, WC and wash hand basin.

