

Bradburne & Co

Chartered Surveyors, Estate Agents

OUTSIDE

The garden to rear is mainly lawned with a paved terrace area, surrounded by shrubbery and trees.

To the front is a gravelled garden and car parking space.



ENTRY

Entry by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band C

COUNCIL TAX

Council Tax Band F. The annual Council Tax payable at present is £2,744.56

FIXTURES AND FITTINGS

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

Other moveable contents are also included in the sale.

ASKING PRICE

Offers over £525,000 are invited.

OFFERS TO:-

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

SERVICES

Mains gas electricity, water and drainage.

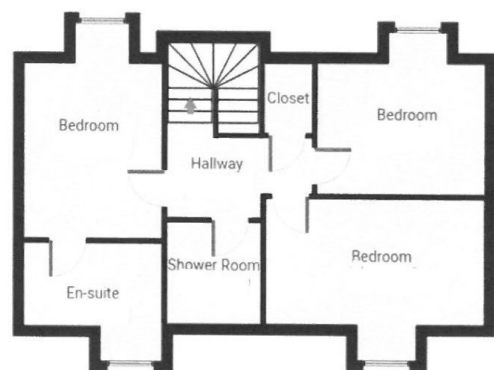
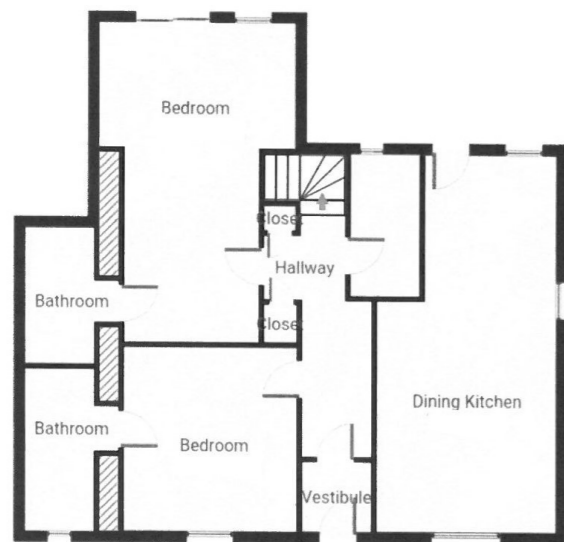
VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.

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.



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Dundee 14 miles

Kirkcaldy 24 miles

Cupar 9 miles

Edinburgh 51 miles

**16 St Mary Street,
St Andrews, Fife**



WELL PRESENTED MODERNISED AND EXTENDED HOUSE WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE

Accommodation:
Sitting/Dining Room, Kitchen, 5 Double Bedroom, (3 ensuite)
Shower Room, Utility Room

**Gas Central Heating
Driveway
Attractive Garden
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

16 St Mary Street is a detached mainly stone built house that has been sympathetically extended to form a five bedroom home with gardens to the front and rear.

On the ground floor is an open plan sitting/dining/kitchen from front to back, two bedrooms (both ensuite), utility room with WC and stores. Upstairs are 3 further bedrooms (1 ensuite) and a shower room. To the rear is a private garden mainly laid to lawn with herbaceous borders. To the front is a gravelled garden area and off street parking place. The house is double glazed with modern gas central heating throughout.

It is currently let out as an HMO to students but would also suit a family home or B+B enterprise.

SITUATION

The property is situated on St Mary Street in St Andrews and is within walking distance of the main shopping area, 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. 16 St Mary Street is ideally located at the east side of St Andrews close to many facilities.

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 east towards St Andrews Cathedral. At the roundabout turn onto Abbey Street and continue to follow A917. 16 St Mary Street is on your right. For route planning the post code is KY16 8AZ.

PARTICULARS OF SALE

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

Entrance Hall Two storage cupboards, central heating controls. Radiator.
5.03m x 1.36m
16' 6" x 4' 5"

Sitting/Dining Room (E) Radiator, TV point. Laminate flooring.
4.95m x 3.9m
16' 3" x 12' 9"



Kitchen (W) 2.51m x 3.59m
8' 3" x 11' 9"
Modern floor and wall units. *John Lewis* fridge and freezer, *Lamona* hob & oven, extractor fan, Radiator.



Utility Room 1.54m x 3.14m
5' x 10' 3"
Indesit tumble dryer, *Bosch* washing machine, WC. Radiator. Tiled floor.

Bedroom 1 with ensuite (E) Built in cupboard housing electric space. Laminate flooring. Ensuite with Walk in *Mira* shower, wash hand basin, WC, *Manrose* fan. Heated towel rail, mirror. Tiled floor.
3.98m x 3.59m
8' 3" x 11' 9"



Bedroom 2 with en-suite. (W) L Shaped 5.25m x 7.03m
23' x 17' 2"
Doors to garden. Laminate flooring. Radiator x 2. Ensuite with *Mira* walk in shower, wash hand basin, WC. *Manrose* fan. Wall and floor tiles



Bedroom 3 with en-suite (W) 2.93m x 3.42m
9' 7" x 11' 2"
Laminate flooring. Radiator.



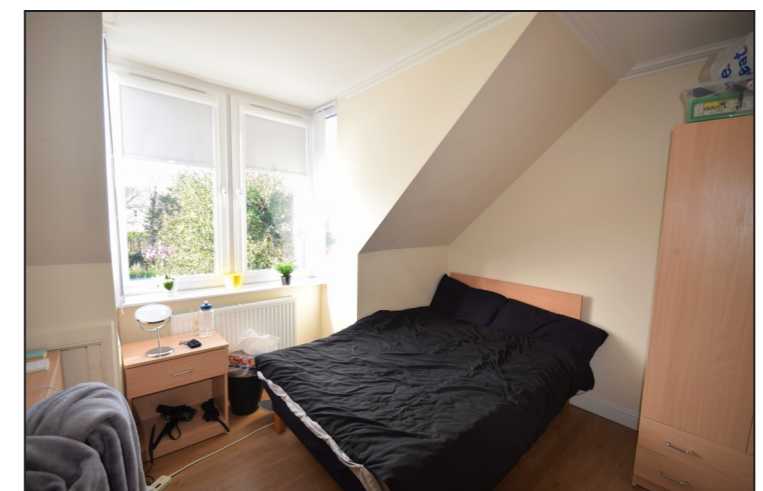
Ensuite (E) 2.8m x 2.85m
9' 2" x 9' 4"
Walk in *Mira* shower, wash hand basin, WC. *Manrose* fan. Wall and floor tiles.



Bedroom 4 (E) 4.33m x 2.85m
14' 2" x 9' 4"
Laminate flooring. Radiator.



Shower Room (E) 2.07m x 2.29m
6' 9" x 7' 6"
Walk in *Mira* shower, wash hand basin, WC, *Manrose* fan. Heated towel rail, mirror. Tiled floor.



Bedroom 5 (W) 2.63m x 3.32m
8' 7" x 10' 11"
Laminate flooring. Radiator.