

Bradburne & Co

Chartered Surveyors, Estate Agents

OUTSIDE

The Private garden to the front of the property is across the road and mainly lawned with herbaceous borders surrounded by a fence.



ENTRY

Entry by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band D

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 £650,000 are invited.

OFFERS TO:-

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

SERVICES

Mains gas, electricity, water and drainage.

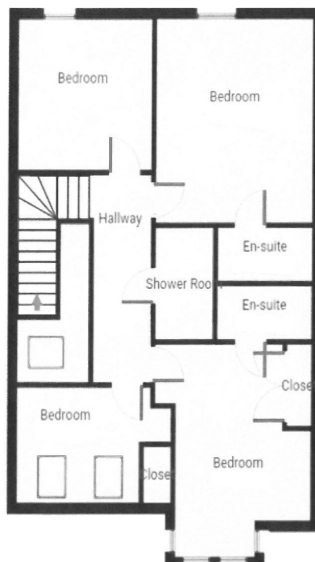
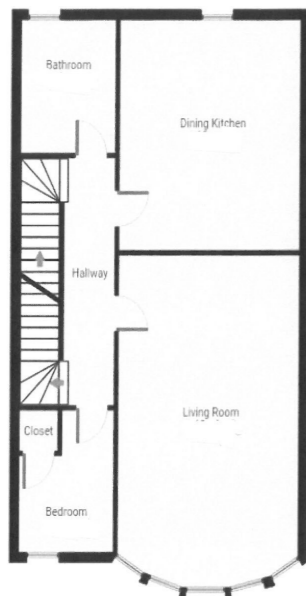
VIEWING

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

17A Queens Gardens, St Andrews, Fife



SPACIOUS TWO STOREY APARTMENT IN THE CENTRE OF ST ANDREWS CLOSE TO ALL LOCAL AMENITIES

Accommodation:

Sitting Room, Kitchen/Dining Room, 5 Bedrooms (2 Ensuite),
Bathroom, Shower Room.

Gas Central Heating
Private 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

17A Queens Gardens is a spacious two storey apartment converted from the major part of a former townhouse within a desirable residential area of town.

On the first floor is an impressive sitting/dining room with windows overlooking the private garden, recently fitted modern kitchen with dining area, bathroom and bedroom 5. The ornate staircase leads up to the second floor with two ensuite bedrooms and further two bedrooms and a shower room. All bathrooms are fitted with high quality fittings and it is currently used as a HMO property let to students. It would also suit a family residence benefiting from a garden and ample on street car parking at the front.

SITUATION

The property is situated on Queens Gardens 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. 17a Queens Gardens is ideally located in the centre of town with car parking outside.

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

On foot from South Street head east towards St Andrews Cathedral and turn right onto Queens Gardens. 17a Queens Gardens is on your left. For route planning the post code is KY16 9TA.

PARTICULARS OF SALE

The property is entered through a glazed door into vestibule leading up to the first floor landing.

First floor landing
4.89m x 0.97m
16' x 23' 2"

Kitchen/Dining Room (E)
4.6m x 5.29m
15' 1" x 17' 4"

New fitted floor and wall units, *Lamona* oven, *Bosch* Dishwasher, *Beko* washing machine, *Hotpoint* tumble dryer and fridge/freezer. *Worcester* gas boiler.



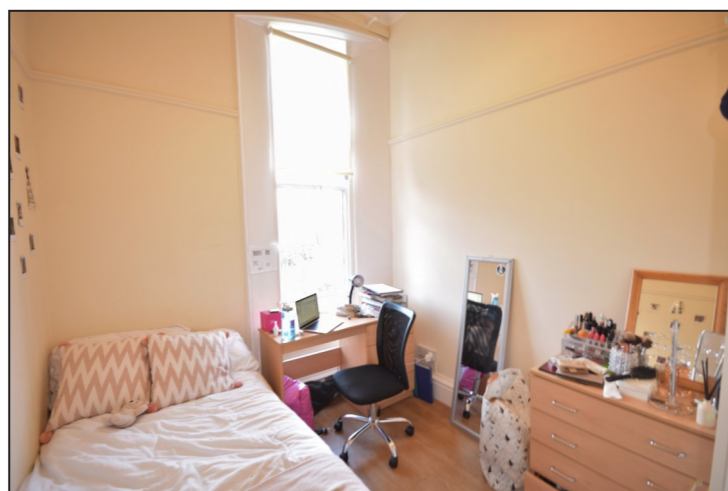
Sitting Room (W)
4.62m x 6.11m
15' 1" x 20'

Fire place with tiled hearth and marble surround. Radiator x 2 .



Bedroom 1 (W)
3.36m x 2.45m
11' x 8'

Built in wardrobe. Radiator.



Bathroom (E)
2.97m x 2.38m
9' 8" x 7' 9"

Bath, *Mira* shower, wash hand basin, WC. Heated towel rail. Shaving point. Extractor fan.



2nd floor landing
4.8m x 1.19m
15' 11" x 3' 10"



Bedroom 2 (E)
3.04m x 2.9m
10' x 9' 2.9"

Built in wardrobe. Radiator .

Bedroom 3 with Ensuite (W)
4.2m x 3.3m
13' 9" x 10' 9"

Built in Wardrobe with hanging space. Radiator. Ensuite with *Mira* walk in shower, wash hand basin and WC.



Shower Room
2.42m x 1.51m
7' 11" x 4' 11"

Mira shower, wash hand basin, WC. Tiled floor. Loft hatch.



Bedroom 4 with Ensuite (W)
3.66m x 3.97m
12' x 13'

Built in wardrobe with hanging space. Radiator. Ensuite with *Mira* walk in shower , wash hand basin, WC.



Bedroom 5 (E)
3.46m x 2.66m
11' 4" x 8' 8"

Built in wardrobe, laminate flooring. Radiator.