

## OUTSIDE

To the side is a paved drive way leading to a useful garage.

The large garden to rear can be entered round either side of the house into a lawned area, with a terrace surrounded by shrubbery and trees. The garden is south facing and provides a private setting within mature boundaries.

**Garage** Up and over door to front. Rear door to garden.  
**6.58m x 2.75m**  
**21'7" x 9'**

**Shed** Timber built,  
**2.28m x 1.69m**  
**7' x 5'**



## 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.

## ENTRY

Entry by mutual agreement.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band D.

## COUNCIL TAX

Council Tax Band E. The annual Council Tax payable at present is £2,318.07.

## FIXTURES AND FITTINGS

Light fittings, fitted floor coverings, curtains and blinds are included in the sale.

## ASKING PRICE

Offers over £375,000 are invited.

## OFFERS TO:-

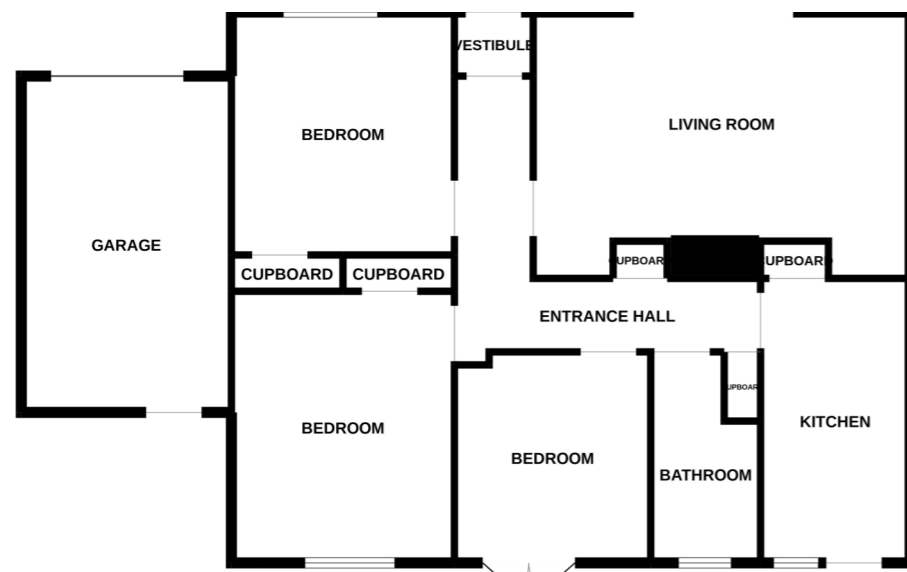
Bradburne & Co, 139 South Street, St Andrews, Fife. KY16 9UN. Fax 01334 474399.

## SERVICES

Mains gas, electricity, water and drainage.

## VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.



Dundee 14 miles

Kirkcaldy 24 miles

## 55 Spottiswoode Gardens St Andrews

Cupar 10 miles

Edinburgh 51 miles



**DETACHED FAMILY HOME IN DESIRABLE AREA WITHIN WALKING DISTANCE  
OF LOCAL SHOPS AND TOWN CENTRE**

### Accommodation:

Sitting Room, 3 Double Bedrooms, Kitchen, Bathroom

**Gas Central Heating**  
**Double Glazed**  
**Gardens Front and Rear**  
**Garage**

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

55 Spottiswoode Gardens is situated in a desirable residential area of town yet only minutes from three supermarkets and other amenities.

The accommodation comprises a large sitting room, three bedrooms, kitchen and bathroom with double glazing and gas central heating throughout.

The large plot has mature boundaries and ample space to extend up into the floored attic or to the rear—subject to the necessary consent.

## SITUATION

55 Spottiswoode Gardens is located in a desirable residential area of St Andrews and is within walking distance of local shops and the town centre.

St Andrews is known worldwide as 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.

The nearest railway station is at Leuchars within easy reach 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 centre of town follow Largo Road south turning right into Broomfaulds Avenue and first left into Spottiswoode Gardens. Turn first right again and No 55 is on the left. For route planning the post code is KY16 8SB.

## PARTICULARS OF SALE

The property is entered through a part glazed front door into

**Vestibule** Cupboard housing fuse box and electric meter .  
**1.38m x 1.26m**  
**4'1" x 4'**

**L-shaped Hallway**  
**4.54m x 1.38m**  
**14' x 4'1"**  
**3.85m x 1.08m**  
**12'7" x 3'1"**

Cupboard housing hot water cylinder. Hatch to attic. Radiator. Smoke alarm.

**Sitting Room (N)**  
**5.81m x 4.56m**  
**19' x 14'11"**

Brick fireplace with wooden surround. Tiled hearth. Gas fire. Radiator. Smoke alarm. CO alarm. TV point. Telephone point.



**Kitchen (E, S)**  
**4.45m x 2.42m**  
**14'1" x 7'11"**

Fitted wall and base units. Stainless steel sink and drainer. *New World* electric hob. Electric oven. *Hotpoint* fridge with freezer compartment. Plumbed for washing machine. *Worcester* boiler. Cupboards x 2. Radiator. Smoke alarm.



**Bedroom 1 (N)** Shelved cupboard with hanging rail. Radiator .  
**3.92m x 3.71m**  
**12'1" x 12'**



**Bedroom 2 (S)** Shelved cupboard with hanging rail. Radiator .  
**4.44m x 3.21m**  
**14'1" x 10'1"**



**Bedroom 3 (S)** French doors leading to rear garden. Radiator. Telephone point.  
**3.22m x 3.18m**  
**10'1" x 10'**



**Bathroom (S)** Freshly renovated with bath and shower over. WC. Wash hand basin. Heated towel rail.  
**3.2m x 2.83m**  
**10' x 6'**

