

# Bradburne & Co

Chartered Surveyors, Estate Agents

## OUTSIDE

To the rear is a lawned garden surrounded by hedging and fences.

To the side and leading to the public road is a second garden area that could be used for off street parking—subject to consent.

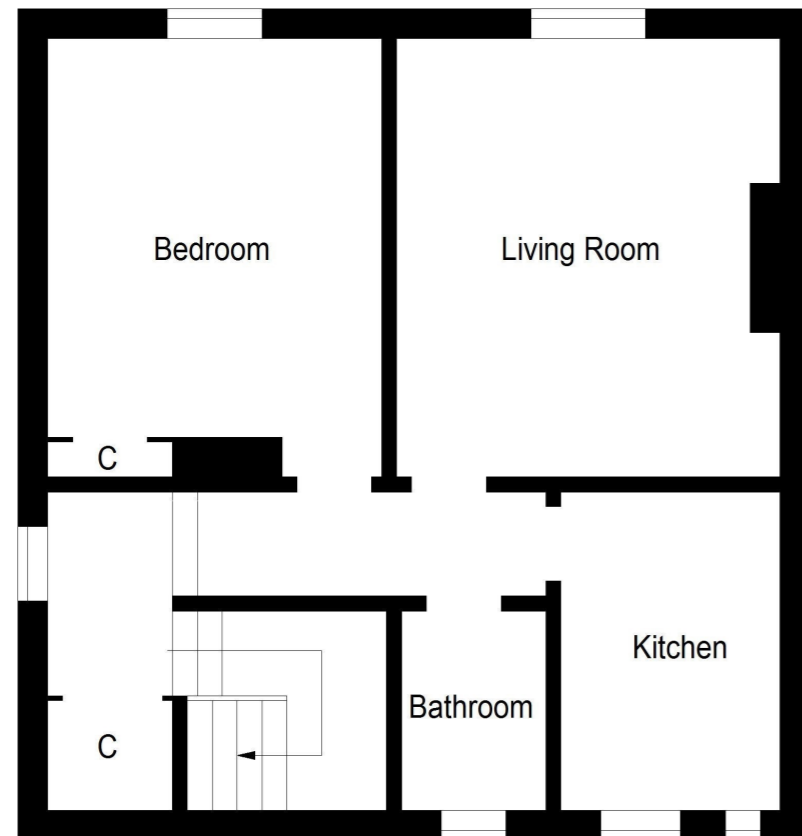


## ENTRY

Entry by mutual agreement.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band C.



First Floor

## COUNCIL TAX

Council Tax Band B. The annual Council Tax payable at present is £1,398.18.

## FIXTURES AND FITTINGS

All kitchen appliances, light fittings, fitted floor coverings, curtains and blinds are included in the sale. Other moveable contents may be available by separate negotiation.

## ASKING PRICE

Offers over £180,000 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.

# Bradburne & Co

Chartered Surveyors, Estate Agents

Dundee 14 miles

Kirkcaldy 24 miles

**7 Watson Avenue,  
St Andrews**

Cupar 10 miles

Edinburgh 51 miles



**WELL PRESENTED FIRST FLOOR FLAT IN EXCELLENT CONDITION  
WITHIN SHORT WALKING DISTANCE OF TOWN CENTRE**

### Accommodation:

Sitting Room, Double Bedroom, Kitchen, Bathroom

**Gas Central Heating  
Double Glazed  
Garden**

**Potential for Private Parking Space—subject to consent**

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

7 Watson Avenue is a first floor flat in a quiet residential area of town.

The accommodation is in excellent condition and comprises a sitting room, double bedroom, kitchen and bathroom with double glazing and gas central heating throughout.

The sellers have design plans for a further bedroom and bathroom in the attic space—subject to obtaining necessary consent.

Outside is a garden to the rear and second are of ground to the side leading to the public road.

It is an ideal flat for a first time buyer or a buy to let property.

## SITUATION

7 Watson Avenue is located in a residential area 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.

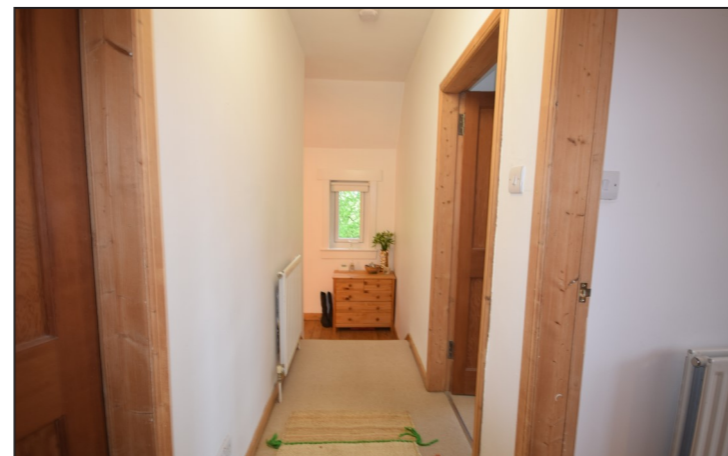
## DIRECTIONS

From the centre of town follow Largo Road south turning left into Kinnessburn Road. At the end turn right into Langlands Road and first right into Watson Avenue. No 7 is on the left. For route planning the post code is KY16 8BY.

## PARTICULARS OF SALE

The property is entered through a hard wood door with stairwell leading to first floor:

**Hall**  
4.9m x 1m  
16' x 3'  
Walk in cupboard with shelves. *Potterton* heating control. Hatch to attic. Radiator. Smoke alarm.



**Kitchen**  
(S x 2)  
3.2m x 2.2m  
10' x 7'

Fitted units. Stainless steel sink and drainer. *Lamona* electric hob and oven extractor above. Integrated fridge freezer. *Logik* washing machine. *Atag* boiler. *Mentis* extractor fan. Radiator. Smoke alarm.



**Sitting Room**  
(N)  
4.4m x 3.8m  
14' x 12'

Wooden shelving. Shelved alcove. Radiator. Smoke alarm. TV point. Telephone point.



**Bedroom (N)**  
4.4m x 3.2m  
14' x 10'

Cupboard with shelf and hanging space.



**Bathroom (S)**  
2m x 1.4m  
6' x 4'1"

Tiled floor and walls. Bath with shower over. Wash hand basin. WC. Greenwood extractor fan. Heated towel rail.

