

OUTSIDE

To the front is a gravelled carparking area, mature shrubs. To the side is a Garage 5.49m x 2.60m, 18' x 8'6" with up and over door and side door. Electric power and lighting.

To the rear is a garden laid to gravel with shrubs and tree surrounded by mature hedge. Outside tap.



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.

SERVICES

Mains gas, electricity, water and drainage.

VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band D

COUNCIL TAX

Council Tax Band C The annual Council Tax payable at present is £1597.92.

FIXTURES AND FITTINGS

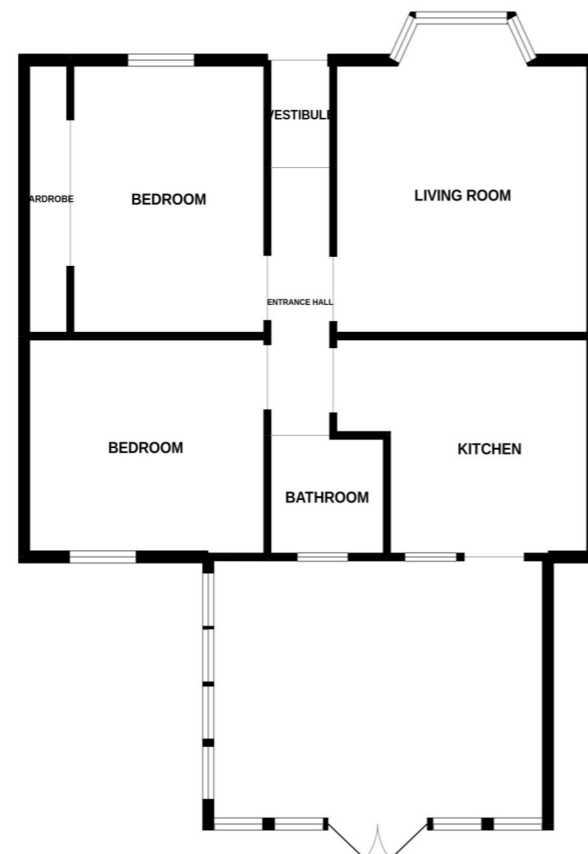
Kitchen appliances, light fittings, fitted floor coverings, curtains and blinds are included in the sale.

ASKING PRICE

Offers over £220,000 are invited.

OFFERS TO:-

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



Dundee 24 miles

Kirkcaldy 26 miles

St Andrews 9.9 miles

Edinburgh 54 miles

3 Balcomie Road Crail, Fife



ATTRACTIVE SEMI DETACHED FAMILY HOME IN FASHIONABLE EAST NEUK VILLAGE WITH VIEWS TOWARDS THE FIRTH OF FORTH

Accommodation:

Sitting Room, 2 Double Bedrooms, Kitchen, Bathroom, Conservatory

Gas Central Heating
Double Glazing
Garage
Private Gardens

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

3 Balcomie Road is an attractive semi - detached bungalow in a large plot on the east side of Crail.

The property has been modernised in recent years with a spacious sitting room, 2 double bedrooms, kitchen, bathroom and extensive conservatory to the rear with views towards the Forth. At first floor level there is a lined attic room via a Ramsay ladder that could scope for further accommodation - subject to the necessary consent.

The whole house and the attic has gas central heating and double glazing throughout.

Outside, the private rear garden is mainly surrounded by hedges with detached garage to the side. The front garden has ample car parking.

SITUATION

Crail enjoys all day to day amenities including various shops, small supermarket and primary school. The nearby university town of St Andrews provides more comprehensive health, leisure, shopping and cultural facilities. Secondary schooling is available in Anstruther and St Andrews. For the outdoor enthusiast the East Neuk offers a wealth of water sport opportunities and 2 golf courses in Crail. A regular bus route passes the front door.

DIRECTIONS

From St Andrews follow the A917 towards Crail. At the roundabout turn left onto Marketgate North. Follow the road over the stone bridge into Balcomie Road and number 3 is on the right.

For route planning the post code is KY10 3TN

PARTICULARS OF SALE

The property is entered through the front door into a vestibule with door to hallway.



Hallway (N)
5.35m x 1.09m
17' 06" x 3' 07"

Door to vestibule. Half glazed door to hallway.



Sitting Room (N) Bay Window, Cornice, electric fire (moveable).
3.94m x 4.30m
12' 11" x 14' 1" BT point, TV aerial point. Radiator.



Bedroom 1 (N) Fitted Wardrobes with shelves and hanging space. Radiator.
3.64m x 3.89m
11' 11" x 12' 09"

Kitchen (S)
2.52m x 3.38m
8' 03" x 11' 01"

Fitted floor and wall units, tiled splash back. Stainless steel sink, *Baumatic* oven and gas hob, *Indesit* fridge freezer, plumbed for washing machine, radiator. Loft hatch with ladder.



Bedroom 2 (S) Radiator.
3.49m x 3.13m
11' 5" x 10' 3"



Bathroom (S)
1.76m x 1.87m
5'7" x 6' 1"

Bath with *Triton* shower over. Wash hand basin, WC, shower point, extractor fan. Radiator.



Loft Space Velux (S)
13.82m x 4.77m
12' 06" x 13' 8"

Up Ramsey Ladder to loft space with radiator and power points. Ideal for conversion (subject to consent) Cupboard housing gas boiler *Worcester* 28SI.



Conservatory (S,E,W)
5.08m x 3.74m
16' 08" x 12' 03"

French Doors to garden. Double glazed windows and polycarbonate roof, window blinds, ceiling fan, radiator.