

Bradburne & Co

Chartered Surveyors, Estate Agents

OUTSIDE

From the back door access is gained to the garden. Mainly Lawned surrounded by mature hedge. Drying green.

Shared bin storage by rear door.



ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band D

COUNCIL TAX

Council Tax Band B The annual Council Tax payable at present is £1398.18.

FIXTURES AND FITTINGS

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

No warranty is given that the kitchen appliances are In working order.

ASKING PRICE

Offers over £225,000 are invited.

OFFERS TO:-

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

SERVICES

Mains, gas, electricity, water and drainage.

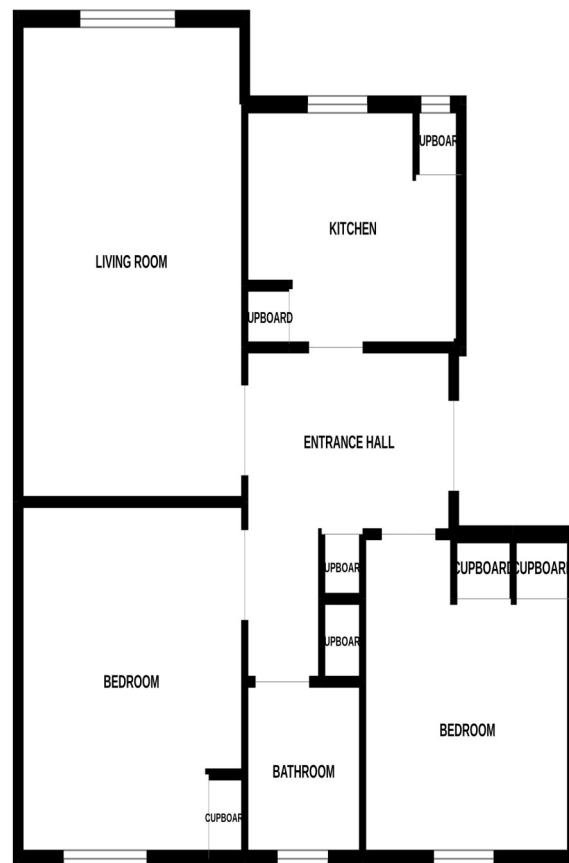
VIEWING

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 25 miles

Cupar 10 miles

Edinburgh 50 miles

43 Auld Burn Park St Andrews, Fife



TOP FLOOR FLAT WITH BALCONY AND GARDEN WITHIN EASY WALKING DISTANCE OF TOWN CENTRE

Accommodation:

Sitting Room, Kitchen, 2 Double Bedrooms, Bathroom.

Electric Heating
Double Glazing
Security Entry System
Private Garden

Vacant possession and early entry available

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

43 Auld Burn Park is a top floor flat with two double bedrooms a Sitting/Dining room with balcony, fitted kitchen and bathroom.

On the ground floor there is a locked storage cupboard and rear door leading to the private garden.

In recent years it has been modernised and successfully let on the rental market. The flat is currently vacant and available for early entry.

There is ample off – street carparking to the front of the flat.

SITUATION

The property is situated in Auld Burn Park, within walking distance of the golf course, University local amenities 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. 43 Auld Burn Park is ideally located just over Kinnessburn only minutes from South Street.

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

Heading east on South Street take the 2nd exit at the roundabout onto Abbey Street, turn right onto Greenside place then right onto Kinnessburn Road. Take the second left onto Auld Burn Park and 43 will be on your left hand side. Pedestrians access from Queens Terrace and across Kinnessburn.

PARTICULARS OF SALE

The property is entered through a security door up stairs to the top floor.

Kitchen (W)
11' 10" x 7' 10"
3.62m x 2.41m



Floor and wall units. Teba Oven, Beko fridge/freezer, Servis washing machine, Creda tumble-dryer, Cookworks microwave.

Sitting Room (W)
15' 9" x 11' 2"
4.8m x 3.41m



Balcony (W)
10' 6" x 4' 6"
3.2m x 1.37m



Bedroom 1 (E)
11' 6" x 10' 6"
3.65m x 1.08m

Built in Storage with shelves and hanging space. Electric heater.



Bedroom 2 (E)
11' 3" x 10' 3"
3.58m x 3.43m

Built in Storage with shelves and hanging space. Electric heater.

Bathroom (E)
6' 7" x 5' 9"
2.01m x 1.75m

Shower over bath, wash hand basin, WC. Electric radiator.



Hallway
11' 11" x 3' 6"
3.65m x 3.21m

2 x fitted wardrobes.



Entrance Hall
Storage cupboard on ground floor.