

Bradburne & Co

Chartered Surveyors, Estate Agents

OUTSIDE

The front garden is mainly lawned surround by mature trees and hedges.

To the rear is a paved courtyard with a brick built store.

11' x 6'7"

3.37m x 1.24m



SERVICES

Mains electricity, gas, water and drainage.

VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.

ENTRY

Entry by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band D

COUNCIL TAX

Council Tax Band G The annual Council Tax payable at present is £3,380.87

FIXTURES AND FITTINGS

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

Other moveable contents are included in the sale.

ASKING PRICE

Offers over £675,000 are invited.

OFFERS TO:-

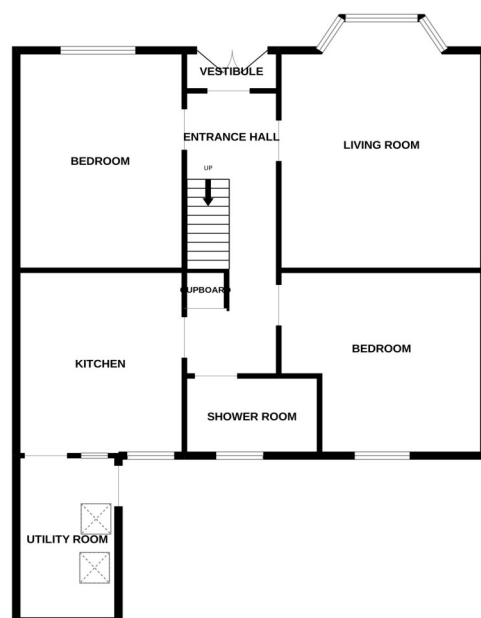
Bradburne & Co, 139 South Street, St Andrews, Fife. KY16 9UN. Fax 01334 474399.

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.

GROUND FLOOR



1ST FLOOR



Bradburne & Co

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Dundee 14 miles

Kirkcaldy 25 miles

Cupar 10 miles

Edinburgh 50 miles

8 Dempster Terrace St Andrews, Fife



SPACIOUS BURNSIDE HOUSE IN A DESIRABLE AREA WITHIN WALKING DISTANCE OF TOWN CENTRE

Accommodation:

Sitting Room, 6 Double Bedrooms, Kitchen, 2 Shower Rooms, Bathroom, Utility Room, WC.

Gas Central Heating
Private Garden
HMO Licence

139 South Street St Andrews Fife KY16 9UN

Tel: 01334 479479 Fax: 01334 474399

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GENERAL DESCRIPTION

8 Dempster is a two storey house on the banks of Kinnessburn. The house is currently used as an HMO property with 6 double bedrooms and a sitting room although it could easily become a family home again with two shower rooms, a bathroom and WC it has ample facilities including a bright dining kitchen and utility room.

At the front is a private garden leading down to the burn and a rear paved courtyard with separate access to Dempster Terrace.

Unrestricted car parking is available in Kinnessburn and access on foot is convenient to the town centre.

SITUATION

8 Dempster Terrace is located in a residential area next to Kinnessburn and is within easy 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

By car, head east on South Street take the 2nd exit at the roundabout onto Abbey Street, turn right onto Greenside Place then right onto Kinnessburn Road. 8 Dempster Terrace will be on your right over the pedestrian bridge. Pedestrians access from Queens Terrace.

For route planning the post code is KY16 9QQ.

PARTICULARS OF SALE

The property is entered through a glazed door leading into the hallway.

Entrance Hall
11'10" x 6'6"
3.61m x 1.98m

Sitting Room (S) Fire place with tiled hearth and wooden surround. Bay window.
19'16" x 14'2"
6.06m x 4.33m Radiator



Kitchen (N)
13'4" x 11'4"
2.07m x 3.46m
Fitted floor and wall units, stainless steel sink, Miele fridge, Flavel Range cooker. Panasonic microwave. Radiator.



Utility Room (N)
12'9" x 7'7"
3.89m x 2.31m
Fitted floor units, Belfast sink, Indesit washing machine, Hotpoint fridge freezer, Beko condenser dryer, Bloomberg dishwasher.

Bedroom 1 (S)
16'4" x 11'8"
4.98m x 3.57m
Radiator.



Bedroom 2 (N)
14' x 13'7"
4.27m x 4.14m
Wall press. Radiator



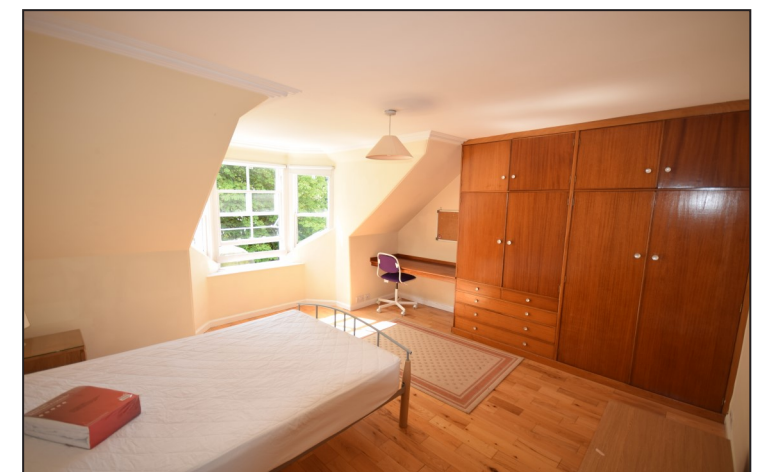
Ground Floor Shower Room (N)
9'5" x 5'2"
2.88m x 1.58m
Wash hand basin, Mira shower, extractor fan. Radiator.

Landing
6'5" x 6'02"
1.96m x 1.89m
Access hatch to loft.

Bedroom 3 (N)
14'9" x 14' 1"
4.50m x 4.31m
Wash hand basin. Radiator.



Bedroom 4 (S)
14'10" x 12'8"
4.34m x 3.86m
Built in wardrobe with shelves and hanging space. Radiator.



Bedroom 5 (S)
12'04" x 11'9"
3.76m x 3.58m
Radiator.



Bedroom 6 (N)
15'1" x 11'07"
4.60m x 3.54m
Wash hand basin. Radiator.



Bathroom (S)
7'8" x 6'4"
2.35m x 1.94m
Wash hand basin, bath and WC.