

Bradburne & Co

Chartered Surveyors, Estate Agents

ENTRY

Entry by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band C.

COUNCIL TAX

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

SERVICES

Mains electricity, gas, water and drainage.

FIXTURES AND FITTINGS

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

ASKING PRICE

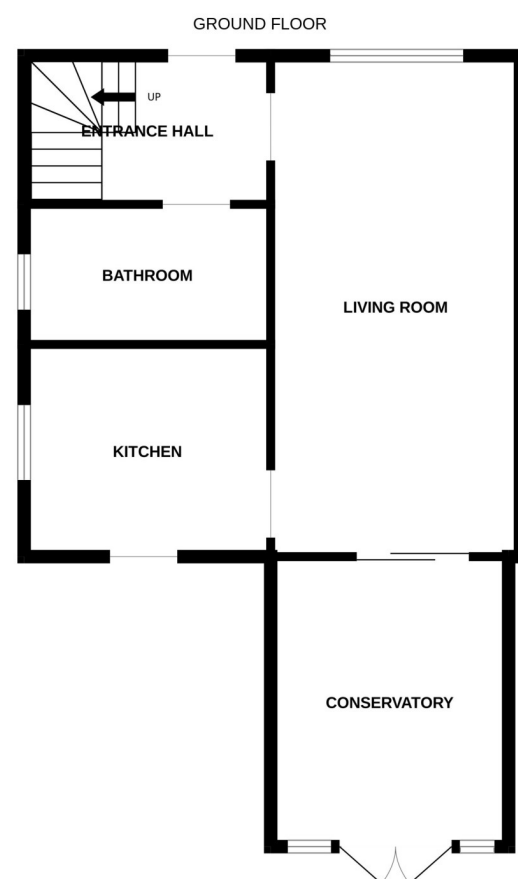
Offers over £130,000 are invited.

VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.

OFFERS TO:-

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



OUTSIDE

To the front the garden is gravelled with a paved path and mature shrubs.

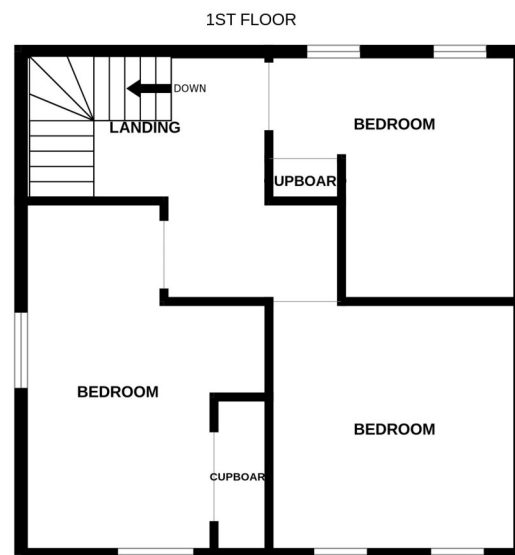
To the rear the garden is laid to lawn with mature shrubs and trees, a paved seating area and garden shed.



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 2023 Licence Number 100010747.



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Dundee 18 miles

Kirkcaldy 17 miles

St Andrews 12 miles

Edinburgh 45 miles

51 Crawley Crescent, Springfield, Cupar



A SEMI DETACHED FAMILY HOME IN A QUIET CUL-DE-SAC ON THE EDGE OF THE VILLAGE WITH EXCELLENT LINKS TO SURROUNDING TOWNS.

Accommodation:

Sitting Room, Kitchen, 3 Bedrooms, Conservatory, Bathroom.

**Gas Central Heating
Double Glazing
Front & Rear Gardens
On Street Parking**

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

51 Crawley Crescent is located on the edge of the village in a cul-de-sac. Car parking is available in front of the house on the street.

On the ground floor there is a sitting/dining room running front to back with a conservatory beyond in the rear garden with views to the Hill of Tarvit. Off the sitting room is a good sized kitchen and a bathroom at the foot of the stairs.

On the first floor are three bedrooms with far reaching views to the rear. The whole house is double glazed with a modern gas central heating system and cavity wall insulation helping the energy efficiency.

SITUATION

Day to day amenities can be found at the village shop and in the nearby market town of Cupar which also has excellent health and leisure facilities. Edinburgh is only an hour drive and there is a train station within the village providing access to Edinburgh, Dundee and beyond.

Outdoor pursuits are well catered for with a golf courses at Elmwood (½ mile), Cupar (3 miles) and championship courses at Ladybank and St Andrews. There is a primary school in the village and secondary school in Cupar.

DIRECTIONS

From Cupar follow the A914 Glenrothes Road. After about 2 miles, turn right at the crossroads to Springfield.

Proceed under the railway bridge and then through the village turning right just past the school into Crawley Crescent and second left leading up to the property.

For route planning the post code is KY15 5SF.

PARTICULARS OF SALE

The property is entered through a glazed door:-

Entrance Hall Built in storage. Cupboard housing electric meter and fuse box.
2.36m x 1.94m
7'8" x 6'4"



Sitting Room (W) Radiator. Electric Fire.
6.71m x 3.33m Telephone point. TV point.
22" x 10'11"



Kitchen (S) *Diplomat* oven, hob & extractor fan. *Bush* washing machine. Access to garden.
3.33m x 2.76m
10'11" x 9'



Conservatory (S)(E)
3.89m x 3.47m
12'9" x 11'4"



Bathroom (S) *Mira* shower over bath. Wash hand basin. WC. Radiator.
3.3m x 1.81m
10'11" x 6'



Landing Radiator. Attic hatch.
3.3m x 0.96m
10'10" x 3'1"

Main Bedroom (S)(E) Built in wardrobes. Radiator.
4.73m x 2.8m
15'6" x 9'3"



Bedroom 2 (E) Radiator.
3.33m x 3.3m
10'11" x 10'10"



Bedroom 3 (W) Largest sizes. Built in storage. Radiator.
3.3m x 3.3m
10'10" x 10'10"

