

## SERVICES

Mains electricity, gas, water and drainage.

## VIEWING

Strictly by appointment with the Selling Agents –  
01334 479479.

## ASKING PRICE

Offers over £375,000 are invited.

## OFFERS TO:-

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

## ENTRY

Entry by mutual agreement.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band D

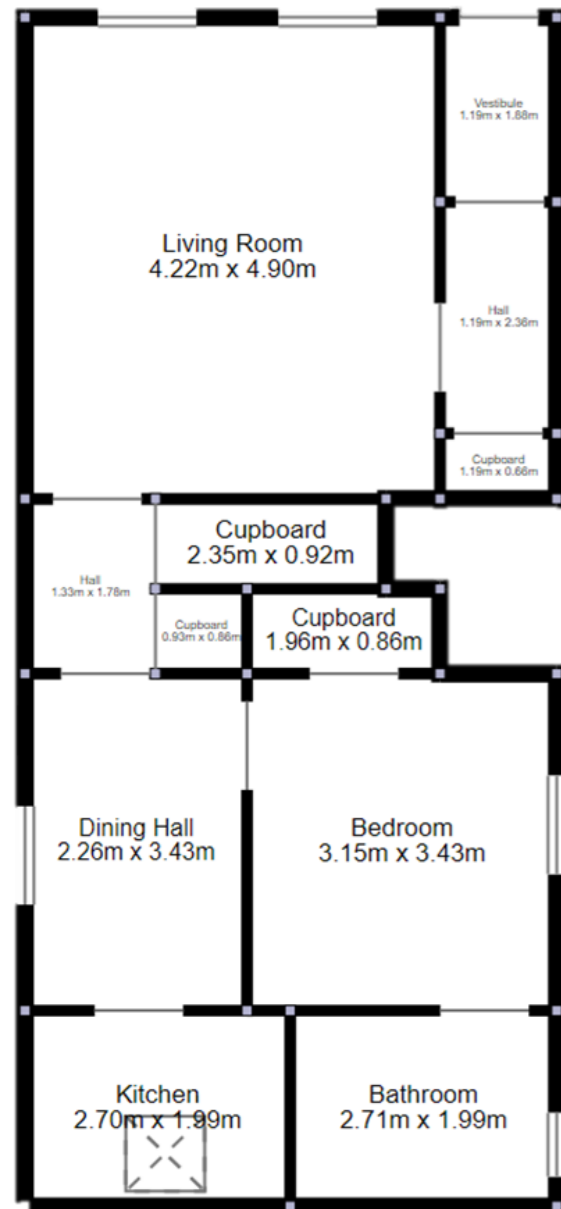
## COUNCIL TAX

Council Tax Band D The annual Council Tax  
payable at present is £1931,57

## FIXTURES AND FITTINGS

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

Other moveable contents are also included in  
the sale.



## 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 2024 Licence Number 100010747.

Dundee 13.9 miles

Kirkcaldy 23.4 miles

**63 South Street  
St Andrews  
Fife**

Cupar 9.7 miles

Edinburgh 52.1 miles



**An impressive ground floor flat in the heart of St Andrews**

## Accommodation:

Sitting Room, Kitchen, Double Bedroom, Bathroom.

**Gas Central Heating  
Recently modernised  
Private door**

## GENERAL DESCRIPTION

63 South Street is a private door ground floor flat on the sunny side of South Street in the centre of town.

The spacious sitting room has two large windows overlooking the tree lined street. From the sitting room the rear hall leads to a double bedroom with ensuite bathroom. The rear hall also leads to the dining area and kitchen.

In recent years the property has undergone extensive modernisation throughout including gas central heating, new bathroom and kitchen. In conclusion, the flat has a spacious sitting room and modern fixtures throughout.

## SITUATION

South street is a fashionable street in the centre of town close to all day to day amenities. St Andrews is known worldwide as the home of golf with seven courses and many more close by. It is also home to Scotland's oldest university and has miles of fine beaches and excellent state and private schooling.

The town has a wealth of shops, restaurants, theatre, cinema, and cultural facilities.

The nearest railway station is at Leuchars providing access to Dundee, Edinburgh and London. Dundee has an airport and Edinburgh airport is about an hour by car.

## DIRECTIONS

On South Street head towards the cathedral ruins. 63 South Street is on the left after Church Street.

For route planning the post code is KY16 9QR

## PARTICULARS OF SALE

The property is entered through hardwood front door into vestibule

**Entry/Hallway (s)** Radiator, cloak cupboard  
**2.47m X 3.10m**  
**8'47" X 3'7"**

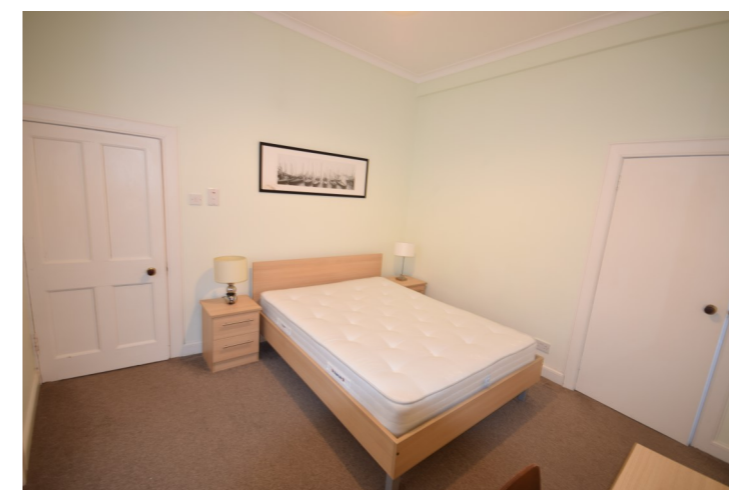
**Sitting Room (S)** Radiator. TV point. Shell Press. Cornice.  
**4.38m X 3.7m**  
**14'3" X 16'4"**



**Dining Area (E)** Hall from sitting room. Beko tumble Dryer. Shelfed storage. Radiator. Cornice.  
**4.38m X 4.99m**  
**6'8" X 11'5"**



**Bedroom (W)** Telephone point. Radiator. Wardrobe.  
**3.51m X 3.41m**  
**11'6" X 11'1"**



**En Suite Bathroom**  
**2.32m X 1.84m**  
**7'7" X 6'0"**

Bath with over shower. Wash hand basin. WC. Heated toilet rail. Tiled to dado height. Shaving point over mirror.



**Kitchen**  
**2.73m X 5.1m**  
**8'11" X 5'1"**

Archway to kitchen. Fully fitted floor and wall units. Stainless steel sink. Tiled Splashback. Lamona Fridge, electric oven, gas hob. Hotpoint washing machine. Worcester gas boiler.

