

Bradburne & Co

Chartered Surveyors, Estate Agents

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 B The annual Council Tax payable at present is £1632.67

FIXTURES AND FITTINGS

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

Other moveable contents are available by separate negotiation.

ASKING PRICE

Offers over £230,000 are invited.

OFFERS TO:-

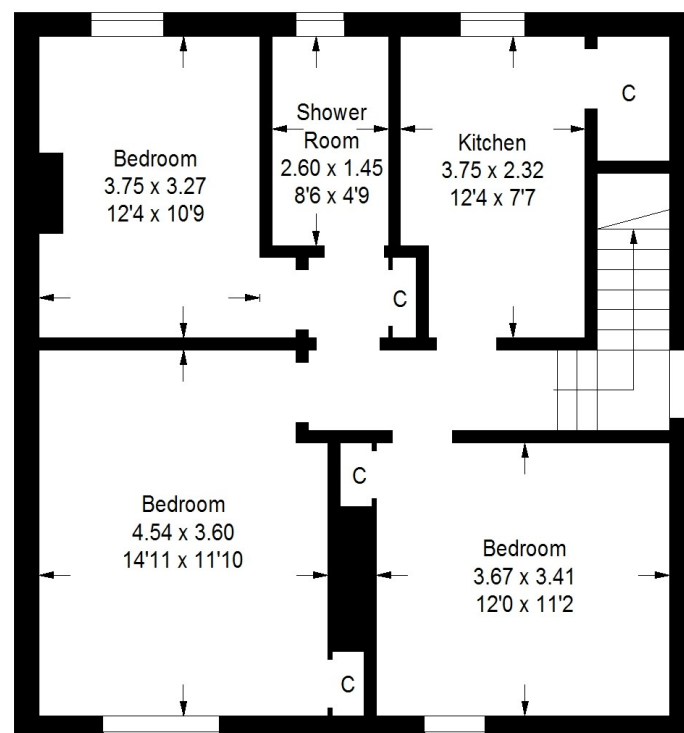
Bradburne & Co, 139 South Street, St Andrews, Fife. KY16 9UN.

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 2025 Licence Number 100010747.

Approximate Gross Internal Area = 66.3 sq m / 714 sq ft



First Floor Flat

Illustration For Identification Purposes Only.
Not To Scale (ID1214672 / Ref:90826)

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Dundee 14.4 miles

Kirkcaldy 23.4 miles

**65 St Nicholas Street,
St Andrews, Fife**

Cupar 9.8 miles

Edinburgh 50.4 miles



**A FIRST FLOOR MODERNISED TWO BEDROOM UPPER FLOOR FLAT WITHIN
EASY WALKING DISTANCE OF THE TOWN CENTRE.**

Accommodation:

Sitting Room, 2 Double Bedrooms, Kitchen and Bathroom

**Double Glazing
Gas Central Heating
Garden with Shed**

139 South Street St Andrews Fife KY16 9UN

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GENERAL DESCRIPTION

65 St Nicholas Street is an upper flat in a residential area of town that has undergone modernisation in recent years . It comprises a sitting room, two bedrooms, kitchen and bathroom with gas central heating and double glazing throughout. To the rear is a lawned garden with decking and a shed.

SITUATION

65 St Nicholas Street is located in a residential area and is within 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, 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 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

From the centre of town head out towards Crail and turn right into Lamond Drive. Turn 3rd right. and left at the T-junction to the end of the road. For route planning the post code is KY16 8BH

PARTICULARS OF SALE

The property is entered through a private door into;

Entrance Hall Radiator, Built in cupboard with rail.

Bedroom 1 (N) Cupboard, Radiator.
3.46m X 3.4M
11'4" X 11'2"



Kitchen (S)
3.79m X 2.3m
12'5" X 7'6"

Fitted floor and wall units
Indesit washing machine ,
Prima Oven, electric hob,
Extractor Hood, Fridge,
Freezer, Primeline extractor
fan,
Cupboard housing gas boiler.



Sitting Room (N) Electric fire, Shelved
4.61m X 3.59m
15'1" X 11'9"



Bathroom (S)
2.6m X 1.41m
8'6" X 4'7"

Bath with shower over, Wash
hand basin, WC, Heated towel
Rail.



Bedroom 2 (S) Radiator
3.78, X 2.74
12'5" X 9"



Outside Garden.

At the rear of the flat is a private garden surrounded by fencing and mature hedges. The garden is mainly lawned with a timber decked area having a south facing aspect. A timber garden shed provides useful storage.

