

OUTSIDE

To the rear is a spacious private garden enclosed mostly by a stone wall. It is mainly laid to lawn with herbaceous borders and mature shrubs.



Garage
5.71m x 2.27m
18'8" x 7'5"

Stone built with up and over door. Note: the garage walls taper and it is suited to storage rather than for a car.

Shed
2.41m x 1.65m
8' x 5'06"

Timber frame with small window.

VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.

ENTRY

Entry by mutual agreement.

SERVICES

Mains electricity, gas, water and drainage.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band E.

COUNCIL TAX

Council Tax Band E. The annual Council Tax payable at present is £1,876.51.

FIXTURES AND FITTINGS

All fitted floor coverings are included in the sale. Other moveable contents and fittings may be available by separate negotiation.

ASKING PRICE

Offers over £260,000 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 2015 Licence Number 100010747.

Approximate Gross Internal Area
116.7 sq m / 1256 sq ft



Cupar 7.5 miles

St Andrews 3 miles

**8 Bonfield Road,
Strathkinness,
St Andrews, Fife**

Edinburgh 50 miles

Perth 32 miles



A CHARMING END TERRACED COTTAGE IN FASHIONABLE VILLAGE CLOSE TO ST ANDREWS

Accommodation:

Sitting Room, Kitchen, 2 Bedrooms (1 En-Suite Bathroom & 1 En-Suite Shower Room)
2 Further Attic Bedrooms, Dining Area/Conservatory

**Gas Central Heating
Double Glazing
Garage
Private Garden**

139 South Street St Andrews Fife KY16 9UN

Tel: 01334 479479 Fax: 01334 474399

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GENERAL DESCRIPTION

The initial perception of 8 Bonfield is deceptive. At first glance it looks like a pretty end terraced dwelling in a row of former weavers' cottages. Step inside though and the generous accommodation arranged on two floors is all too evident. It includes a wonderful double aspect sitting room, dining room/conservatory, 4 bedrooms, kitchen and bathroom. Outside is a wonderfully spacious yet very private walled garden complimented by a garden shed and a small garage.

SITUATION

Strathkinness is a fashionable village with a nursery, primary school and public house close to St Andrews. Excellent road links provide swift access to Dundee, Kirkcaldy and the central motorway network.

Local amenities, leisure and cultural facilities are also available in St Andrews (3 miles).

A mainline railway station in Leuchars (3 miles) provides a frequent service both north and south to Dundee and Edinburgh.

Excellent secondary schooling is available in St Andrews which also provides numerous nurseries and private education.

DIRECTIONS

From St Andrews follow Hepburn Gardens into Buchanan Gardens and turn right onto Strathkinness High Road. Turn left at the first crossroads beside Strathkinness Tavern. Turn first right into Bonfield Road and No.8 is situated on the right after 100 yards. For route planning the post code is KY16 9RP.

PARTICULARS OF SALE

The property is entered through a part glazed timber door into:-

Open Plan Hallway (S) Walk in cupboard with shelves and hanging space, housing hot water tank. Wooden floor. Radiator. Spotlights. Smoke alarm.

Sitting Room (S), (N)
4.59m x 3.85 m
15'01" x 12'07"

Open gas fire with slate tiled surround. Alcove with small fitted cupboard below. Radiator. Downlighters. Telephone point. Wood floor with fitted carpet in centre.



Kitchen (N)
5.81 x 2.4m
19'1" x 7'11"

Modern fitted floor and wall units. Black work tops and fitted corner breakfast bar. Stainless steel tiled splash back. Round stainless steel sink. Integrated Smeg oven and 5 ring gas hob. Stainless steel extractor hood. Siemens washing machine. Smeg fridge freezer. Vertical radiator. Wood floor. Downlighters.

Dining Area/ Conservatory (N),(E),(W)
3.41m x 2.22m
11'2" x 7'3"

Double glazed windows surround dining area. Glazed door leads out to garden. Polycarbonate roof over conservatory. Hotpoint fridge freezer.



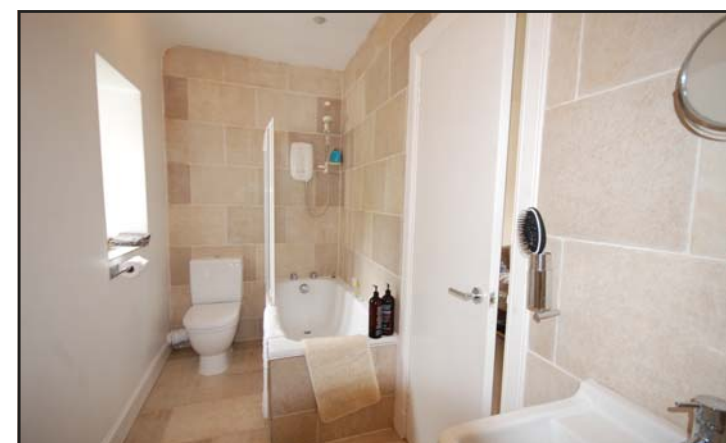
Bedroom 2 (S)
3.10m x 3.10m
10'02" x 10'02"

Double fitted wardrobes with shelves and hanging space. Small fitted cupboard. Radiator.



En-suite Bathroom (N)
3.23m x 1.42m
10'07" x 4'08"

Modern bathroom suite. Bath with Mira shower over. Wash hand basin. W.C. Chrome heated towel rail. Part tiled walls. Tiled floor. Downlighters.



Stairs from hallway lead to first floor landing:-

Landing
2.64m x 1.18m
8'8" x 3'10"

Walk in cupboard housing Glow Worm gas boiler, Heatrae Sadia Hotflo 10 electric water heater, central heating control. Spot lights. Smoke alarm.

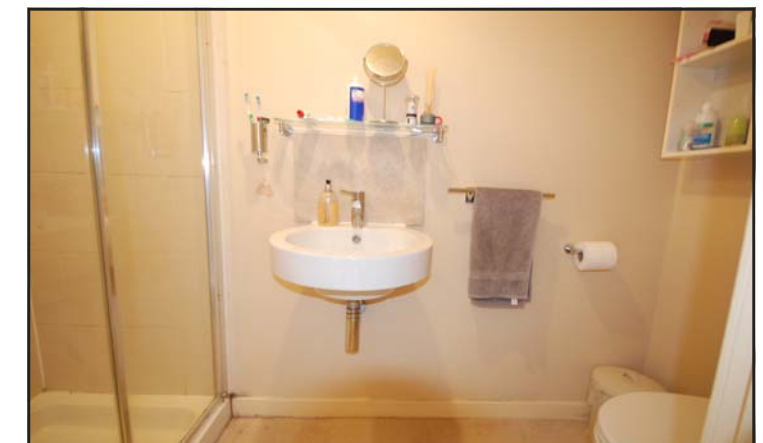
Master Bedroom (N)x2
4.82m x 2.55m
15'9" x 8'4"

Walk in wardrobe with shelves and hanging space. Radiator.



En-suite Shower Room
2.54m x 1m
8'4" x 3'3"

Double shower cubicle with Mira Sport shower. Tiled surround. Wash hand basin. W.C. Emma extractor fan.



Attic Bedroom 1 Velux windows x2. Coombed ceiling. Telephone point.
4.45m x 2.45m
14'7" x 8'

Attic Bedroom 2 Velux window. Coombed ceiling.
4.03m x 2.46m
13'3" x 8'