

Bradburne & Co

Chartered Surveyors, Estate Agents

OUTSIDE

The garden is mainly artificial grass and a paved terrace area with access from steps



SERVICES

Mains electricity, gas, water and drainage.

VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band D

COUNCIL TAX

Council Tax Band E The annual Council Tax payable at present is £2433.88

FIXTURES AND FITTINGS

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

Other moveable contents are available to purchase

ASKING PRICE

Offers over £515,000 are invited.

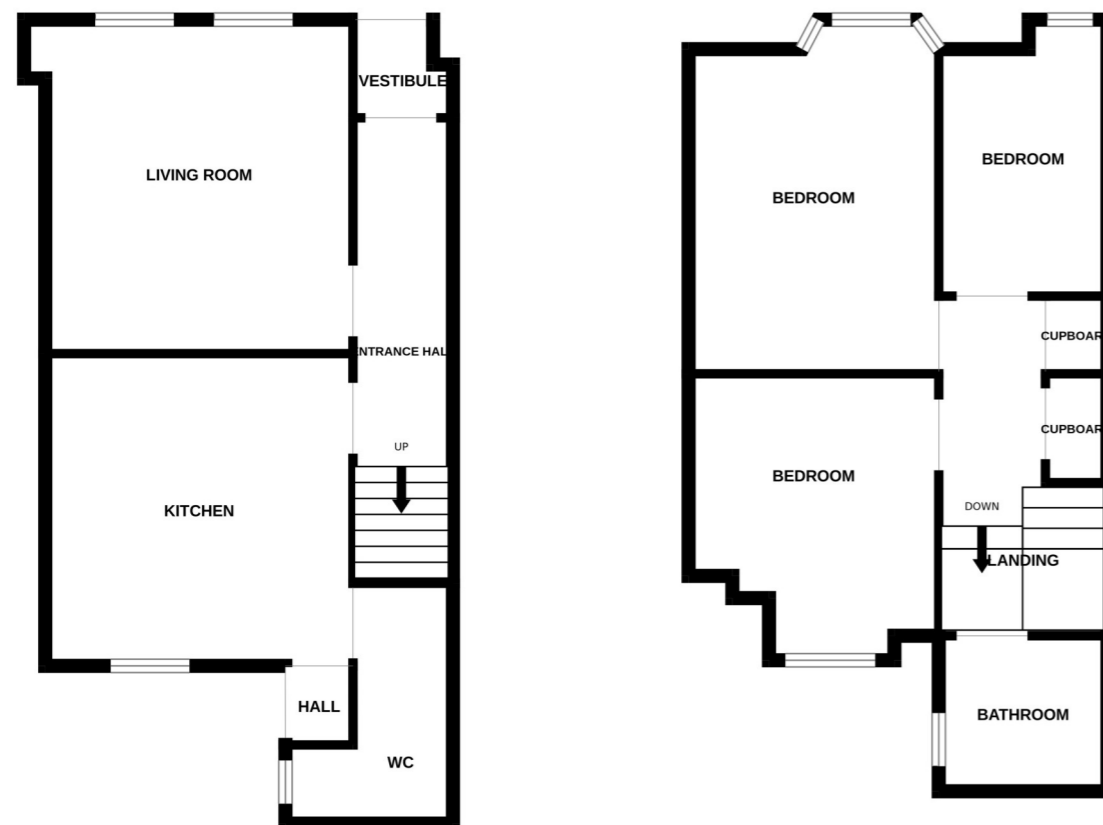
OFFERS TO:-

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

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.



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Dundee 13 miles

Kirkcaldy 24 miles

**12 Melbourne Place,
St Andrews**

Cupar 9 miles

Edinburgh 52 miles



**SPACIOUS TWO STOREY FLAT IN THE CENTRE OF
ST ANDREWS CLOSE TO ALL AMENITIES**

Accommodation:

Sitting Room, Dining Kitchen, 3 Bedrooms, Family Bathroom, WC.

**Double Glazing
Gas Central Heating
Garden**

139 South Street St Andrews Fife KY16 9UN

Tel: 01334 479479 Fax: 01334 474399

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GENERAL DESCRIPTION

12 Melbourne Place is a bright and spacious 3 bedroom two storey flat entered through a private main door.

The accommodation comprises a sitting room, dining kitchen, 3 bedrooms, family bathroom and WC.

The whole property has quality double glazing and modern gas central heating throughout.

Outside and down steps is a long garden with artificial grass and a paved terrace.

The property is licenced for a short term lettings with all certificates in place.

SITUATION

The property is situated on Bridge Street within easy walking distance of the golf course, University and beaches.

St Andrews is known worldwide for 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, excellent recreational and cultural facilities. 12 Melbourne Place is ideally located

The nearest railway station is at Leuchars within easy access 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 South Street head west towards the Westport Arch. Take the first exit onto Bridge Street and the property will be on your right down the hill.

For route planning the post code is KY16 9EY

PARTICULARS OF SALE

The property is entered through a hardwood door into the vestibule and a further door in to:

Entrance hall
3.64m x 1.25m
11'11" x 12' 11"

Sitting Room (E)
3.93m x 4.21m
12' 11" x 13' 83"

Wall press. fire place not in use, TV point, Radiator.



Dining Kitchen (W)
4.04m x 4.06m
13' 33" X 13' 03"

Fitted floor and wall units. Stainless Steel sink. Zanussi washing machine, Lamona oven, hob, fridge & Freezer. Worcester boiler. Radiator .



WC
2.07m x 2.18m
6'9" x 7' 2"

WC, Wash hand basin, towel rail.

Family Bathroom (N)
2.10m x 2.11m
6'11" x 2'11"

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



Top floor landing Two built in storage cupboards
3.94m x 3.9m with shelves. Loft hatch.
12'11" x 3' 9"

Bedroom 1 (W)
3.07m x 4.33m
10' 08" x 14' 23"

Radiator, Wash hand basin.



Bedroom 2 (E)
2.99m x 4.55m
9' 83" x 14'93"

Radiator, Wash hand basin.



Bedroom 3 (E)
3.8m x 2.11m
10' 1" x 6' 11"

Radiator.

