



## Spacious bungalow situated in a quiet St Andrews cul-de-sac

**Newmill Gardens, St. Andrews, Fife, KY16 8RY**

£365,000 Freehold





## 15 NEWMILL GARDENS, ST ANDREWS, FIFE, KY16 8RY

Spacious kitchen with door out to the rear garden • Large south facing living room • Flexible accommodation • Plenty of storage space • Driveway and garage • Front and rear gardens • Access onto the Lade Brae from back garden

### About this property

15 Newmill Gardens is a superb home with accommodation on one level. A welcoming entrance hallway opens up from the vestibule and situated off the hallway are the sitting room and dining room / bedroom 3. The sitting room is a bright and spacious room thanks to windows on two sides and there is plenty of space for a dining table should extra bedroom space be needed across the hall. The kitchen is fully fitted and overlooks the rear garden. There is a back door to the garden, room for a breakfasting table and a range of units with some freestanding appliances which include a cooker and fridge freezer. The bedroom accommodation is situated to the rear of the house where there are two double bedrooms and a shower room. There is a large loft space above the accommodation which provides useful storage space and could potentially be converted subject to obtaining the relevant local authority consents.

The gardens which surround the property are established and well presented. To the front is a driveway with space for a few cars and access into the garage. The rear garden is mainly laid to lawn with a path down the middle leading to a gate onto the Lade Braes. There are well stocked flower beds and a patio, ideal for outdoor entertaining.

### GENERAL REMARKS

#### Services

Mains water, gas, electricity and drainage.

#### Local Authority & tax band

Fife Council tax band F.

#### Fixtures & Fittings

Standard fixtures and fittings are included in the sale. Some furniture may be available by separate negotiation.

#### Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

#### Offers

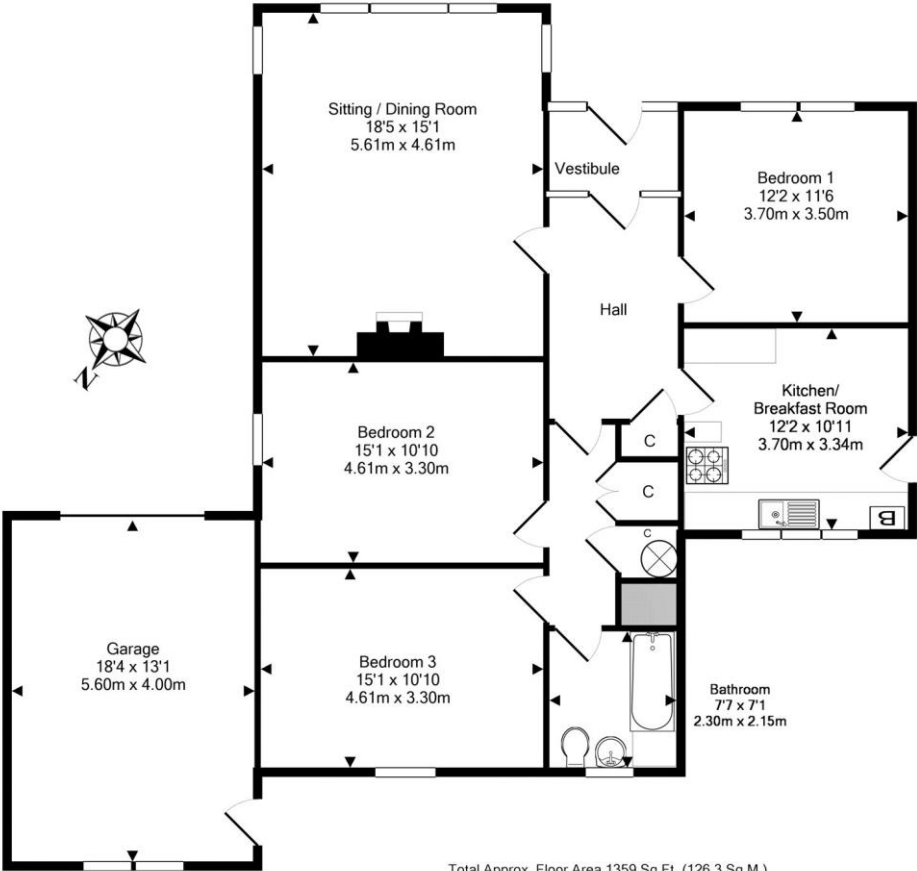
Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.








Newmill Gardens, St. Andrews, Fife, KY16  
Gross Internal Area 1359 sq ft, 126.3 m²



Total Approx. Floor Area 1359 Sq.Ft. (126.3 Sq.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	83
England, Scotland & Wales	EU Directive 2002/91/EC 	

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