

# Bradburne & Co

Chartered Surveyors, Estate Agents

## OUTSIDE

At the front of the property there is a gravelled parking area with double garage and a paved terrace.

To the rear the garden is laid to lawn with mature borders and views south over the golf course and distant hills.



**Double Garage** Two up and over doors. Tap and electricity supply.  
**6.78m x 5.81m**  
**22'3" x 19'1"**



## ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band E.

## COUNCIL TAX

Council Tax Band G. The annual Council Tax payable at present is £3,380.87.

## FIXTURES AND FITTINGS

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

## SERVICES

Mains electricity, water and drainage. Private LPG underground tank

## ASKING PRICE

Offers over £515,000 are invited.

## VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.

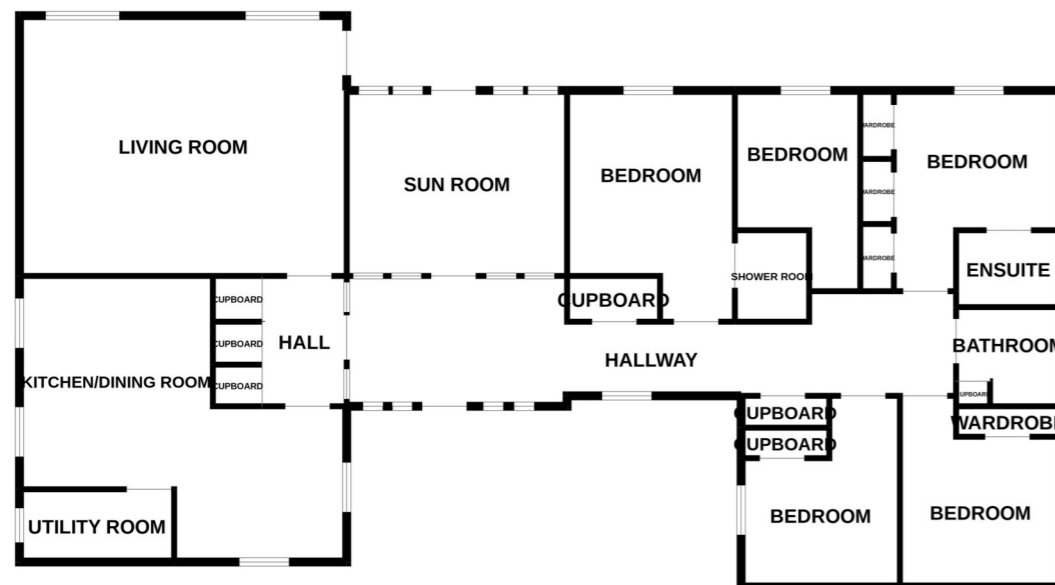
## OFFERS TO:-

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 2022 Licence Number 100010747.



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Dundee 5.4 miles

Kirkcaldy 28 miles

Cupar 9 miles

Edinburgh 60 miles

## Falaise, 29 Forgan Drive, Drumoig



**SPACIOUS FIVE BED FAMILY HOME IN ELEVATED SOUTH FACING POSITION OVERLOOKING THE GOLF COURSE AND OPEN COUNTRYSIDE.**

### Accommodation:

Sitting Room, Kitchen/Breakfast Room, Dining Room, 4 Double Bedrooms (2 En-Suite), Study/Bedroom 5, Utility, Family Bathroom.

**Double Garage**  
**LPG Heating**  
**Driveway & Parking**  
**Large Garden**

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## GENERAL DESCRIPTION

Falaise was built in the first phase of Drumoig in a large plot with spacious accommodation throughout.

All the rooms are at ground level with a South facing bright sitting room, dining room and master bedroom over looking the gardens.

The kitchen also has a breakfasting/family area suited to modern living. Two of the bedrooms are en-suite with a third family bathroom and upto 5 bedrooms in the west wing.

The house has modern LPG central heating throughout served from a private tank in the garden. Outside there is ample carparking, a large double garage and extensive gardens mainly laid to lawn with mature boundaries.

## SITUATION

Falaise is situated 9 miles north of St Andrews and just 3 miles from the coast at Tentsmuir beach.

Day to day amenities can be found at Newport on Tay (2 miles) including post office, general stores, health centre and dental practice. More comprehensive facilities are also close by in Dundee, St Andrews and Cupar.

Leuchars also has a mainline railway station providing swift access north and south. Excellent secondary schooling is available in St Andrews and the nearest primary school is at Newport on Tay.

## DIRECTIONS

From St Andrews follow the signs towards Dundee. After passing through Leuchars, Drumoig can be found on the right after 2 miles.

For route planning the postcode is KY16 OBF.

## PARTICULARS OF SALE

The property is entered through a glazed door.

**Entrance Hallway** Radiator.  
4.56m x 2.67m  
14'11" x 8'9"

**Dining Room (S)** Door to garden. Radiator x 2.  
4.54m x 4.16m  
14'11" x 8'9"



**Sitting Room (S)** Door to garden. Radiator x 3.  
6.65m x 5.3m  
21'10" x 17'4"



**Kitchen Hallway** Worcester Boiler. Access to attic.  
2.81m x 1.52m  
9'2" x 5'

**Kitchen (N)(E)(W)** Fitted floor and wall units. Largest Sizes  
7.64m x 6.67m  
25'1" x 21'10"  
NEFF hob. Beko oven. Neff extractor fan. Telephone and TV point.



**Utility Room (N)(E)** Door to drying green. Radiator.  
3.16m x 1.51m  
10'4" x 5" Hoover washing machine. Extractor fan.

**Bedroom Hallway** Fitted storage cupboard x 2. Radiator x 2. Access to attic.  
3.46m x 2.05m  
11'4" x 6'9"

**Master Bedroom (S)** Mirror wardrobes. Radiator. Telephone and TV point.  
3.92m x 3.69m  
12'10" x 12'10"

**En-Suite** Mira Shower. Wash hand basin. WC.  
2.23m x 1.4m  
7'32" x 4'7"



**Bedroom 2 (S)** Telephone Point. Radiator.  
4.67m x 3.35  
15'4" x 11'

**En-Suite** Mira Shower. Wash hand basin. WC.  
1.79m x 1.49m  
5'11" x 4'10"

**Study/Bedroom 5 (S)** Radiator. Telephone and TV point.  
3.44m x 2.56m  
11'3" x 8'5"

**Bedroom 3 (E)** Mirror wardrobes. Radiator.  
3.70m x 3.32m  
12'1" x 10'11"



**Bedroom 4 (W)** Mirror wardrobes. Radiator.  
3.68m x 3.28  
12' x 10'9"



**Bathroom (W)** Mira Shower over bath. Wash hand basin. WC.  
2.45m x 2.24m  
8" x 7'4"

