



Closeburn, 46 Lade Braes, St. Andrews, KY16 9DA

£2,400 PCM



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Spacious Detached Bungalow set in over 0.5 acres located in the picturesque area of Lade Braes, Hepburn Gardens, St. Andrews. Situated just a 5-10 minute stroll from the town centre, you'll have easy access to all the amenities and attractions that St. Andrews has to offer. Whether you fancy a leisurely walk along Lade Braes or a quick trip into town, this property provides the best of both worlds with its central but peaceful location. The property hosts ample living space whilst also having a generously sized garden with Kinness Burn running along the bottom. The location and size of this property makes it appealing to all age groups.

Accommodation: Generously sized lounge with patio doors leading to the south facing decking, kitchen with ample dining space, porch to accommodate a washing machine, shower room, w/c, 3 double bedrooms, ample storage, driveway for multiple cars and garage. Extensive south facing rear garden. Located down a private road and situated next to Lade Braes.

Available April 2025 for up to a 6 month let.
NO HMO licence.

EPC RATING: C
COUNCIL TAX BAND: G
LETTING AGENT REGISTRATION NUMBER: LARN2003004
LANDLORD REGISTRATION NUMBER: 89825/390/19260









Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.

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