



27 Beacon Court, Anstruther, KY10 3FP
Offers Over £250,000

BEAUTIFULLY presented Spacious 2 Bedroom 2 Bathroom Apartment with STUNNING VIEWS across the Firth of Forth, situated within a well-maintained popular McCarthy and Stone Modern Retirement Complex. Just a short walk to the Beach, Coastal Path, Harbour and Golf Course making this an IDYLIC LIFESTYLE choice. The property has the advantage of being FULLY FACTORED with a House Manager located on site, secure entry system and is well appointed for disabled access. Public transport right on the doorstep provides excellent links for the East Neuk and beyond. Accommodation: Hall, lounge dining room, kitchen, master bedroom with an ensuite shower room, additional double bedroom and a shower room. DG. EH. There is also residents parking, guest accommodation, communal laundry facilities, residents' lounge with kitchen and communal sunroom with terrace. PERSONAL PROPERTY and LOCATION TOUR available online.



LOCATION

Anstruther is a charming fishing village in the East Neuk of Fife. Located 9 miles Southeast of St Andrews, it is the largest in a string of delightful, old-fashioned fishing villages along the stretch of the Fife coast known as the East Neuk. Its main industry is tourism, fishing and farming. Recreationally there is a harbour, golf course and the Fife Coastal Path for walking and running as well as excellent B roads for cycling and tracks for mountain biking. Education is provided by the local primary school and Waid Academy which is one of the top-performing secondary schools in Fife. Making this one of the most desirable places to live.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via a solid timber door from the communal hall leading into a spacious hallway. 2 cupboards provide shelving/storage space and houses the hot water system. Electric heater. Carpeted. Accessibility features include light the way light switches and security door / intercom and emergency call panel.

LOUNGE DINING ROOM

22'3" x 10'1" (6.80m x 3.08m)

Spacious lounge dining room with double-glazed windows to the side and front with a sea view towards the Firth of Forth and Anstruther harbour. Feature electric fireplace set in a marble surround. Electric heater. Carpeted. Doorway to the kitchen.

KITCHEN

10'0" x 7'4" (3.06m x 2.25m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating upstand. Integrated appliances include an electric hob, chimney style extractor fan above, eye level oven, washing machine and a fridge/freezer. Double-glazed window to the front with a sea view towards the harbour and Firth of Forth. Kickboard heater. Tiled flooring.

MASTER BEDROOM

15'3" x 18'7" (4.67m x 5.68m)

Spacious double bedroom with double-glazed window to the front again with that beautiful sea view towards the Firth of Forth and Anstruther harbour. Fitted wardrobe provides shelving/hanging/storage space. Built in wardrobe with mirrored sliding doors provides further shelving/hanging/storage space. Electric heater. Carpeted. Doorway to the ensuite shower.

ENSUITE SHOWER ROOM

7'2" x 6'11" (2.20m x 2.12m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a walk-in shower with pivot screen doors and a thermostatic control shower. Partially tiled. Vertical radiator and heated towel rail. Tiled flooring.

BEDROOM 2

10'9" x 9'1" (3.29m x 2.78m)

Additional double bedroom with double-glazed window to the front with a sea view towards the Firth of Forth and Anstruther harbour. Fitted wardrobe provides shelving/hanging/storage space. Electric heater. Carpeted.

SHOWER ROOM

7'4" x 5'10" (2.25m x 1.80m)

3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with sliding doors and a thermostatic control shower. Partially tiled. Vertical radiator and wall mounted electric heater. Tiled flooring.

GROUNDS / FACILITIES

The property is set within a retirement living complex designed for residents aged 60 and over. Although for a couple, one could be 60 + and the other 55. During Mon-Fri there is an on-site house manager and via the assistance button within the property help is available 24 hours a day. There is a resident's sunroom, guest suite for when family and friends visit, communal gardens and patio with seating and a newly renovated roof terrace with stunning panoramic views. Residents parking is available to those issued with a

permit for an additional yearly fee subject to availability. There is an annual service charge covering: 24-hour emergency call system, internal and external cleaning of communal spaces, maintenance of all communal spaces and buildings insurance.

AGENTS NOTES

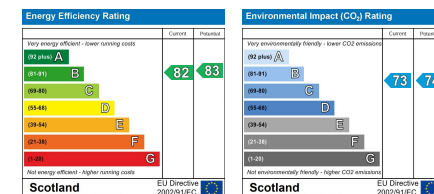
Please note that all room sizes are measured approximate to widest points. For information relating to the service charge costs and parking permit please contact the office to discuss.







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