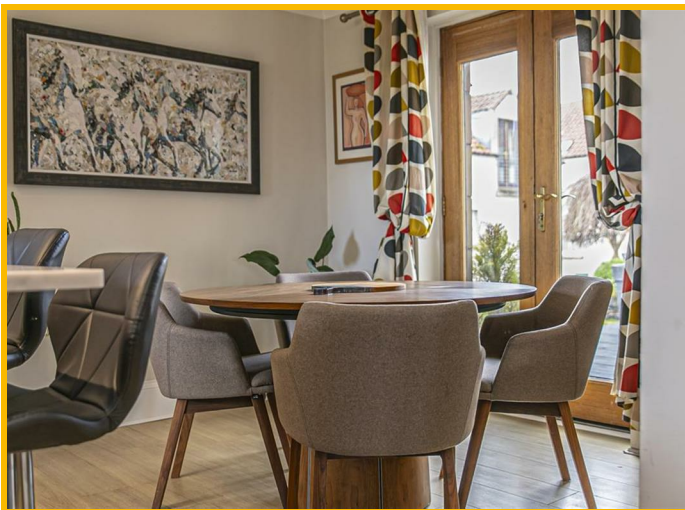




**Jubilee Lodge 4 Blacklaws Steading, Anstruther, KY10 3JZ**  
**Offers Over £475,000**



BEAUTIFUL 5 Bedroom 3 Bathroom CONVERTED STEADING with STUNNING FEATURES throughout, offering modern interiors and the opportunity for one level living with uninterrupted COUNTRYSIDE VIEWS, parking, garage, tranquil garden space and a feature garden dome for entertaining. Idyllic Family Home. Accommodation: Hall, sitting room, dining kitchen, home office, master bedroom with an ensuite shower room, 4 further double bedrooms, shower room and a bathroom. DG. OCH. Gardens. Driveway and Garage. 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.

## ACCESS

The property is accessed via timber double doors leading into the sitting room.

## SITTING ROOM

18'0" x 17'5" (5.50m x 5.33m)

Spacious sitting room with double-glazed patio doors providing natural light and access to the front garden. Feature log burning stove set on a slate hearth. Carpeted stairs with a timber balustrade lead to the upper landing. Under stair cupboard provides storage space. Coving. 2 radiators. Laminate flooring. Double doors lead into the dining kitchen.

## DINING KITCHEN

18'5" x 13'4" (5.62m x 4.08m)

Beautifully fitted modern kitchen comprising: Wall mounted, floor standing units with Corian worktops and coordinating upstand. Island provides a social cooking area with additional storage below and a further dining space. Integrated appliances include an induction hob, extractor fan, 2 eye level ovens and an eye level microwave oven with heating draw, dishwasher, fridge and a freezer. Ample space for dining furniture. Double-glazed window to the side. Coving. 2 vertical radiators. Laminate flooring. Double-glazed patio doors provide access to the rear decking. Doorway to the utility room.

## UTILITY ROOM

6'0" x 4'9" (1.84m x 1.47m)

Convenient utility room with wall mounted, floor standing units with Corian worktops, coordinating upstand and space for freestanding plumbed appliances. Coving. Laminate flooring.

## BEDROOM 5

13'6" x 10'1" (4.12m x 3.08m)

Good-sized double bedroom with a double-glazed to the front. Custom fitted shelving provides display/storage space. Coving. Radiator. Carpeted.

## HOME OFFICE

8'9" x 8'1" (2.68m x 2.47m)

Good-sized home office with a double-glazed window to the rear. Coving. Radiator. Carpeted.

## SHOWER ROOM

7'5" x 5'1" (2.28m x 1.57m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with sliding doors and a thermostatic control shower. Partially tiled. Vertical heated towel rail. Tiled flooring.

## UPPER LANDING

Hatch provides access to the roof space. Coving. Radiator. Carpeted.

## MASTER BEDROOM

19'8" x 18'9" (6.00m x 5.72m)

Spacious and bright double bedroom with double-glazed windows to the front and rear. 2 radiators. Laminate flooring. Doorway to the ensuite shower room.

## ENSUITE SHOWER ROOM

8'5" x 7'2" (2.58m x 2.20m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with a sliding door and thermostatic control shower. Partially tiled. Vertical heated towel rail. Tiled flooring.

## BEDROOM 2

15'5" x 9'1" (4.72m x 2.78m)

Additional double bedroom with a double-glazed window to the side. Cupboard provides storage space. Radiator. Laminate flooring. Double-glazed patio doors with a Juliet balcony overlooking the rear gardens.

## BEDROOM 3

17'5" x 7'7" (5.31m x 2.33m)

Spacious double bedroom currently utilised as a dressing room with double-glazed patio doors to the front with a Juliet balcony. Radiator. Laminate flooring.

## BEDROOM 4

15'1" x 10'8" (4.61m x 3.27m)

Further double bedroom with double-glazed Velux windows to the front and rear. Radiator. Carpeted.

## BATHROOM

6'5" x 5'7" (1.96m x 1.71m)

3-piece suite comprising: W.C, wash hand basin and a bath with pivot screen and a thermostatic control mixer tap shower above. Velux window to the side. Partially tiled. Vertical heated towel rail. Tiled flooring.

## GARDEN

The front of the property is laid to lawn with an array of mature plants and shrubs providing colour throughout the seasons. A Geo-dome provides an excellent feature allowing you to enjoy time outdoors all year round while entertaining family and friends. The side of the property is a further area of lawn providing additional outdoor space. The property benefits from ample parking space with your own driveway and garage.

## GARAGE

16'0" x 8'2" (4.90m x 2.49m)

Spacious garage accessed via timber double doors providing secure parking with ample additional storage space. Provision for light, power and plumbing with concrete flooring.

## AGENTS NOTES

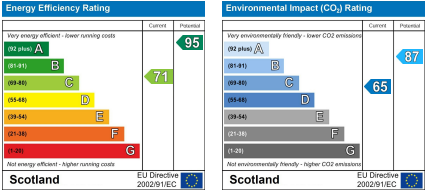
Please note that all room sizes are measured approximate to widest points.











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