



**36 March Road, Anstruther, KY10 3YR**

**Offers Over £315,000**



WELL PRESENTED 4 Bedroom 2 Reception SPACIOUS Detached FAMILY Villa in a sought after Cul-de-sac offering driveway, garage and landscaped gardens. Located a short walk from local amenities including schools, shops and restaurants with Fifes Beautiful Coastal Path and Beaches nearby. Accommodation: hall, WC, dining room, living room, breakfasting kitchen, master bedroom with an ensuite shower room, 3 further bedrooms and a bathroom, DG. GCH. Gardens. Driveway and a 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.

## HALL

Access is via a timber door leading into the lower hallway. Carpeted stairs with a timber balustrade lead to the upper landing. Laminate flooring.

## W.C

6'0" x 2'10" (1.83m x 0.87m)

2-piece suite comprising: W.C and a wash hand basin. Opaque double-glazed window to the front. Radiator. Vinyl flooring.

## LIVING ROOM

14'9" x 11'9" (4.52m x 3.59m)

Spacious and bright living room with a double-glazed window to the rear. Coving. Radiator. Laminate flooring.

## DINING ROOM

9'8" x 8'11" (2.95m x 2.73m)

Bright dining room with a double-glazed window to the front. Coving. Radiator. Laminate flooring.

## BREAKFASTING KITCHEN

11'9" x 9'9" (3.59m x 2.98m)

Contemporary fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops. Integrated appliances include a gas hob, oven below and extractor fan

above. Ample space for freestanding appliances. Additional worktop provides a breakfasting area. Radiator. Vinyl tile flooring. Double-glazed patio doors provide access to the rear garden.

## UPPER LANDING

Hatch provides access to the partially floored roof space. Radiator. Carpeted.

## BEDROOM 4

8'9" x 3'5" (2.68m x 1.06m)

Bright double bedroom with a double-glazed window to the front. Radiator. Laminate flooring.

## BEDROOM 3

9'1" x 7'5" (2.77m x 2.27m)

Spacious bedroom with a double-glazed window to the rear with a countryside view. Cupboard provides shelving/hanging/storage space. Radiator. Carpeted.

## MASTER BEDROOM

12'8" x 9'9" (3.87m x 2.98m)

Bright double bedroom with a double-glazed window to the rear. Cupboard provides shelving/hanging/storage space. Radiator. Carpeted. Doorway to the ensuite shower room.

## ENSUITE SHOWER ROOM

5'0" x 4'6" (1.54m x 1.39m)

3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with an electric shower unit. Opaque double-glazed window to the rear. Partially tiled. Radiator. Vinyl flooring.

## BEDROOM 2

9'10" x 8'11" (3.01m x 2.72m)

Additional double bedroom with a double-glazed window to the front. Cupboard provides shelving/hanging/storage space. Radiator. Carpeted.

## BATHROOM

8'11" x 6'6" (2.74m x 2.00m)

3-piece suite comprising: Fitted vanity unit incorporating WC

and a wash hand basin with shelving/storage and bath with a hand-held shower. Opaque double-glazed window to the front. Partially tiled. Radiator. Vinyl flooring.

## GARDEN

The front of the property is mainly laid to lawn with a paved path leading to the front entrance. Small gravel area with mature shrubs and plants. A mono bloc driveway provides off street parking and access to the garage. A timber gate to the side leads to the rear garden. The enclosed rear garden is laid to lawn with a paved patio providing an ideal spot for garden furniture to relax and enjoy time in the sun.

## GARAGE

18'9" x 8'6" (5.72m x 2.6m)

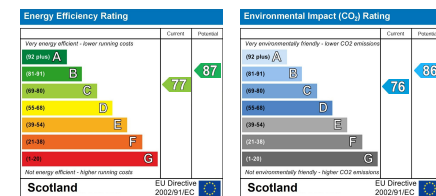
Spacious garage accessed via an up and over door provides secure parking with additional storage space. Provision for light and power with concrete flooring.

## AGENTS NOTES

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







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.