

36 March Road, Anstruther, KY10 3YR

Offers Over £315,000

Fife Properties

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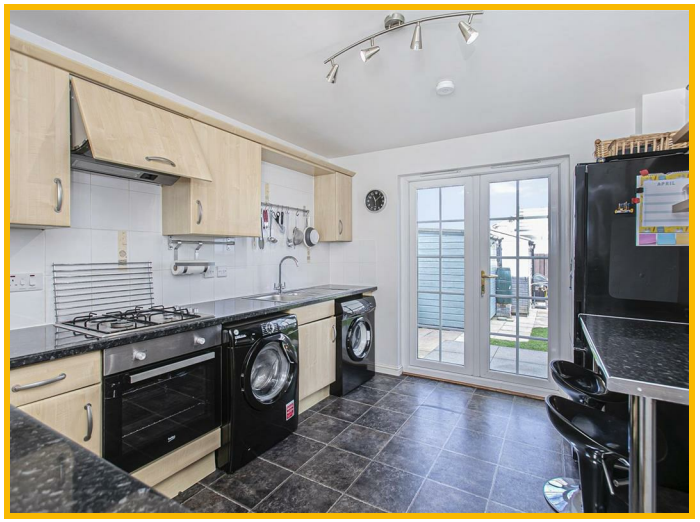
WELL PRESENTED 4 Bedroom 2 Reception SPACIOUS Detached FAMILY Villa in a sought after Cul-de-sac offering driveway, garage and landscaped gardens. Located a short walk from local amenities including schools, shops and restaurants with Fifes Beautiful Coastal Path and Beaches nearby. Accommodation: hall, 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.

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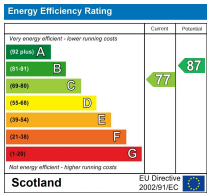

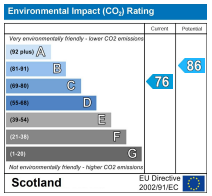

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