



39 March Crescent, Anstruther, KY10 3AE

Offers Over £205,000



BEAUTIFULLY PRESENTED 2 Bedroom 2 Reception SPACIOUS Semi-Detached Villa on a GENEROUS PLOT. Located a short walk from local amenities including schools, shops, restaurants with Fifes Beautiful Coastal Path and Beaches nearby. Accommodation: hall, living room, kitchen, dining family room, 2 double 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 UPVC door with an opaque double-glazed inlet leading into the lower hallway. Carpeted stairs with a timber balustrade lead to the upper landing. Cupboard provides shelving/hanging/storage space. Radiator. Oak timber flooring.

LIVING ROOM

20'9" x 10'6" (6.33m x 3.21m)

Spacious living room with a double-glazed window to front. Alcoves provides storage for media equipment. Coving. 2 vertical radiators. Oak timber flooring. Timber/glazed door leads to family room and kitchen.

KITCHEN

12'8" x 9'8" (3.87m x 2.97m)

Open plan to the dining/family room the fitted kitchen comprises: Contemporary style floor standing and wall mounted units with contrasting worktops with a chrome effect splashback. Integrated appliances include a 5-burner gas hob with extractor fan above, oven, dishwasher and a fridge/freezer. Partially tiled. Tiled flooring.

DINING FAMILY ROOM

17'0" x 11'4" (5.19m x 3.46m)

Spacious family room with double-glazed windows to side and rear. Feature log burning stove set on a slate hearth. Coving. 2 radiators. Tiled/oak timber flooring. UPVC double-glazed Patio doors lead to the rear garden.

UPPER LANDING

Access hatch to attic. Double-glazed window to the side. Carpeted.

BEDROOM 1

14'6" x 9'9" (4.42m x 2.99m)

Spacious double bedroom with a double-glazed window to the front. Built-in wardrobe with sliding doors provides shelving/hanging/storage space. Radiator. Oak timber flooring.

BEDROOM 2

10'11" x 10'7" (3.33m x 3.23m)

Additional double bedroom with a double-glazed window to the rear. Radiator. Laminate flooring.

BATHROOM

9'3" x 5'5" (2.83m x 1.66m)

Contemporary 4-piece suite comprising: Fitted vanity unit incorporating WC and wash hand basin with storage/shelving, bath and a shower enclosure with thermostatic shower and pivot doors. Double-glazed opaque window to the rear. Fully tiled. Chrome radiator. Vinyl flooring.

GARDEN

The front garden is enclosed within a walled surround with a stone chipped driveway providing off street parking and access to the garage. A paved path leads to the front door. Mainly laid to lawn with gravel. The rear garden is an enclosed courtyard area which is mainly paved with decked area ideally positioned to capture the sun. There is an outbuilding (3.00m x 2.66m) with power, light and concrete flooring. A timber gate leads out to a public path.

GARAGE

21'8" x 8'2" (6.62m x 2.49m)

Accessed via a metal roller door with provision for power and light. Concrete flooring. Timber door leads to the rear garden.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	