



14 Lindsay Berwick Place, Anstruther, KY10 3YP

Offers Over £190,000



BEAUTIFULLY PRESENTED 2 Bedroom Ground Floor SPACIOUS Flat with modern interiors and allocated parking. Situated in an IDYLLIC CUL-DE-SAC a short walk from the Fife Coastal Path, Beach, Harbour and Tidal Pool with all essential amenities in the town centre. Accommodation: Hall, living room, kitchen, 2 double bedrooms and a shower room. DG. GCH. Garden. Allocated Parking Space. 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 with an opaque double-glazed inlet leading into the hallway. 2 cupboards provide ample shelving/hanging/storage space. Radiator. Laminate flooring.

LIVING ROOM

13'8" x 13'4" (4.17m x 4.07m)

Bright living room with a double-glazed bay window to the rear, space to add a dining area. Coving. Radiator. Carpeted. Doorway to the kitchen.

KITCHEN

10'11" x 7'4" (3.35m x 2.26m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and wet walled splashbacks. Integrated appliances include a gas hob, extractor fan, 2 eye level oven, microwave, fridge and a dishwasher. Double-glazed window to the rear. Coordinating cupboard houses the gas central heating condensing combi boiler. Radiator. Vinyl flooring.

BEDROOM 1

11'8" x 9'0" (3.58m x 2.75m)

Double bedroom with a double-glazed window to the side. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 2

9'1" x 8'9" (2.77m x 2.67m)

Additional double bedroom with a double-glazed window to the front. Radiator. Carpeted.

SHOWER ROOM

7'1" x 6'7" (2.17m x 2.02m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with a sliding door and a thermostatic control shower. Partially wet walled. Radiator. Vinyl flooring.

GARDEN

To the front of the property is a low maintenance area of garden and a shared drying green area. The property has an allocated parking space with shared visitor parking.

AGENTS NOTES

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





16



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
92-100	A			92-100	A		
81-91	B			81-91	B		
69-80	C	76	77	69-80	C	78	80
55-68	D			55-68	D		
39-54	E			39-54	E		
21-38	F			21-38	F		
1-20	G			1-20	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC		Scotland		EU Directive 2002/91/EC	

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