



3 Peter Howling Place, Anstruther, KY10 3YQ
Offers Over £400,000

EXECUTIVE 4 Bedroom Detached FAMILY HOME finished to an EXTREMELY HIGH STANDARD, landscaped gardens, driveway and an integrated garage as well as a 3-hole putting green. Located in a Sought-After Cul-De-Sac a short walk from the town centre, Bankie Park, Primary and Secondary Schools and all essential amenities. Close to the Fife Coastal Path, Beach, harbour and Open Water Tidal Pool making this an Idyllic Lifestyle choice. Accommodation: Hall, living room, dining kitchen, utility room, master bedroom with an ensuite shower room, 3 additional double bedrooms, bathroom and a downstairs W.C. DG. GCH. Tarmac Driveway. Integrated Garage. Gardens. Putting green. PERSONAL PROPERTY TOUR 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 window leading into the lower hallway. Carpeted stairway with a feature glass and timber balustrade leads to the upper landing. Coving. Vertical radiator. Tiled flooring.

LIVING ROOM

17'0" x 16'2" (5.19m x 4.93m)

Spacious living room with double-glazed patio doors to the front providing access to the patio and ample natural light. Semi-open plan to the dining kitchen providing an interesting feature and additional natural light. Under stair cupboard provides storage space. Coving. Vertical radiator. Carpeted. Doorway to the dining kitchen.

DINING KITCHEN

30'6" x 13'2" (9.31m x 4.03m)

Beautiful fitted dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating upstand. Peninsula unit provides additional storage and a social cooking space when entertaining friends and family. Integrated appliances include an induction hob, eye level oven, microwave oven and a dishwasher. Ample space for dining furniture. Double-glazed windows to the rear overlooking the garden. Coving. 2 Vertical radiators. Luxury vinyl flooring. Timber doors lead to the garden and the utility room. Patio doors provide additional access to the garden.

UTILITY ROOM

10'5" x 5'2" (3.19m x 1.60m)

Convenient utility room comprising: Wall mounted, floor standing units and contrasting worktops with space below for a plumbed appliance. Sink area with a tiled splashback. Wall mounted gas central heating condensing combi boiler. Timber glazed door leads to the integrated garage. Luxury vinyl flooring.

W.C

5'6" x 3'6" (1.70m x 1.09m)

2-piece suite comprising: W.C and a vanity wash hand basin. Fixed mirror. Opaque double-glazed window to the front. Coving. Vertical radiator. Luxury vinyl flooring.

UPPER LANDING

Hatch provides access to the partially floored roof space accessed via a folding wooden ladder. Cupboards provide shelving/storage space. Coving. Carpeted.

MASTER BEDROOM

12'0" x 10'5" (3.68m x 3.18m)

Good-sized double bedroom with a double-glazed window to the rear with a partial sea view. Built-in wardrobes with sliding doors provide shelving/pull-down hanging system/storage space and provides access to the ensuite shower room. Coving. Vertical radiator. Carpeted. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

10'4" x 5'2" (3.17m x 1.58m)

Luxury 3-piece suite comprising: W.C, vanity wash hand basin and a walk-in shower enclosure with a fixed screen and a thermostatic control shower. Opaque double-glazed window to the front. Partially tiled. Vertical radiator. Tiled flooring.

BEDROOM 2

11'5" x 11'5" (3.50m x 3.50m)

Additional double bedroom with a double-glazed window to the rear again with a sea view. Built-in wardrobe with sliding doors provides hanging/storage space. Coving. Vertical radiator. Carpeted.

BEDROOM 3

12'6" x 11'6" (3.83m x 3.51m)

Further double bedroom with a double-glazed window to the

front. Built-in wardrobe with sliding doors provides shelving/hanging/storage space with additional fitted drawers. Coving. Vertical radiator. Carpeted.

BEDROOM 4

10'2" x 8'10" (3.10m x 2.70m)

Final double bedroom with a double-glazed window to the front. Coving. Vertical radiator. Carpeted.

BATHROOM

7'7" x 6'10" (2.32m x 2.10m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a bath with a folding screen and an electric shower unit. Opaque double-glazed window to the rear. Coving. Fixed mirror. Partially tiled. Radiator. Luxury laminate flooring.

GARDEN

To the front of the property is a tarmac driveway providing off street parking for several vehicles and access to the integrated garage. A paved patio provides a great space for garden furniture to enjoy time in the sun. Additionally, to the front of the property is a low maintenance 3-hole putting green laid with artificial grass. Timber gates to both sides of the property lead to the enclosed rear garden. The rear garden is mainly low maintenance laid with paving and has an area of grass. Ample space to add garden furniture and BBQ equipment to enjoy entertaining family and friends in the sun. Timber fencing and established hedgerow provide privacy with a timber gate leading directly to Crail Road and Bankie Park. A timber shed provides storage space.

GARAGE

13'9" x 10'5" (4.21m x 3.19m)

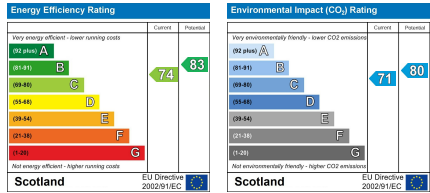
Integrated garage accessed via a metal up and over door provides secure parking with ample additional fixed storage space. Provision for light and power with concrete flooring.

AGENTS NOTES

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







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