



**9 Elizabeth Place, Anstruther, Fife, KY10 3DG**

**Offers Over £225,000**





BEAUTIFULLY PRESENTED 3 Bedroom SPACIOUS Apartment in a SOUGHT AFTER location right on the Fife Coastal Path within walking distance of all essential amenities including Primary / Secondary Schools, Cafes and Restaurants. Surrounded by stunning walks, cycling routes and several great golf courses nearby making this an Idyllic Lifestyle choice. Accommodation: Hall, lounge dining room, kitchen, 3 double bedrooms and a bathroom. GCH. SG with secondary glazing throughout. Courtyard. 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

Contact office for further information.

## HALL

The property is accessed via a communal stairway with a timber double-glazed door leading into the inner hall of the property. Cupboards provide shelving/hanging/storage space. 2 radiators. Painted wooden flooring.

## LOUNGE DINING ROOM

25'0" x 13'10" (7.63m x 4.24m )

Bright and spacious lounge dining room with sash and case windows to the front and rear with secondary glazing providing an abundance of natural light. Feature electric fire set on a natural stone hearth with a tiled and timber surround. Cupboard provides shelving/storage. Shelved alcove provides additional display/storage space. 2 radiators. Painted wooden flooring.

## KITCHEN

23'10" x 14'4" (7.27m x 4.37m )

Spacious fitted kitchen comprising: Wall mounted, floor standing units with solid wood worktops, porcelain sink and tiled splashbacks. Integrated gas hob with an electric oven below. Cupboard houses the GCH combi boiler. Additional cupboard provides shelving/storage space. Sash and case window to the rear with secondary glazing overlooks the courtyard. Radiator. Painted wooden flooring.

## BEDROOM 1

13'9" x 13'7" (4.21m x 4.15m )

Spacious double bedroom with a sash and case window to the front with secondary glazing. Cupboard provides hanging/shelving/storage space. Radiator. Wood flooring.

## BEDROOM 2

12'5" x 9'6" (3.81m x 2.92m)

Additional double bedroom with a sash and case window to the front with secondary glazing and decorative tiling detail to the window area. Cupboard provides hanging/shelving/storage space with additional display/storage in a shelved alcove. Radiator. Painted wood flooring.

## BEDROOM 3

9'8" x 9'3" (2.95m x 2.82m)

Further double bedroom with a sash and case window to the front with secondary glazing. Shelved alcove provides display/storage space. Radiator. Wood flooring.

## BATHROOM

9'2" x 5'10" (2.81m x 1.78m)

3-piece suite comprising: W.C, wash hand basin and a bath with a pivot screen and a thermostatic control shower above. Opaque sash and case window to the rear with secondary glazing. Partially tiled and timber panelling. Radiator. Painted wooden flooring.

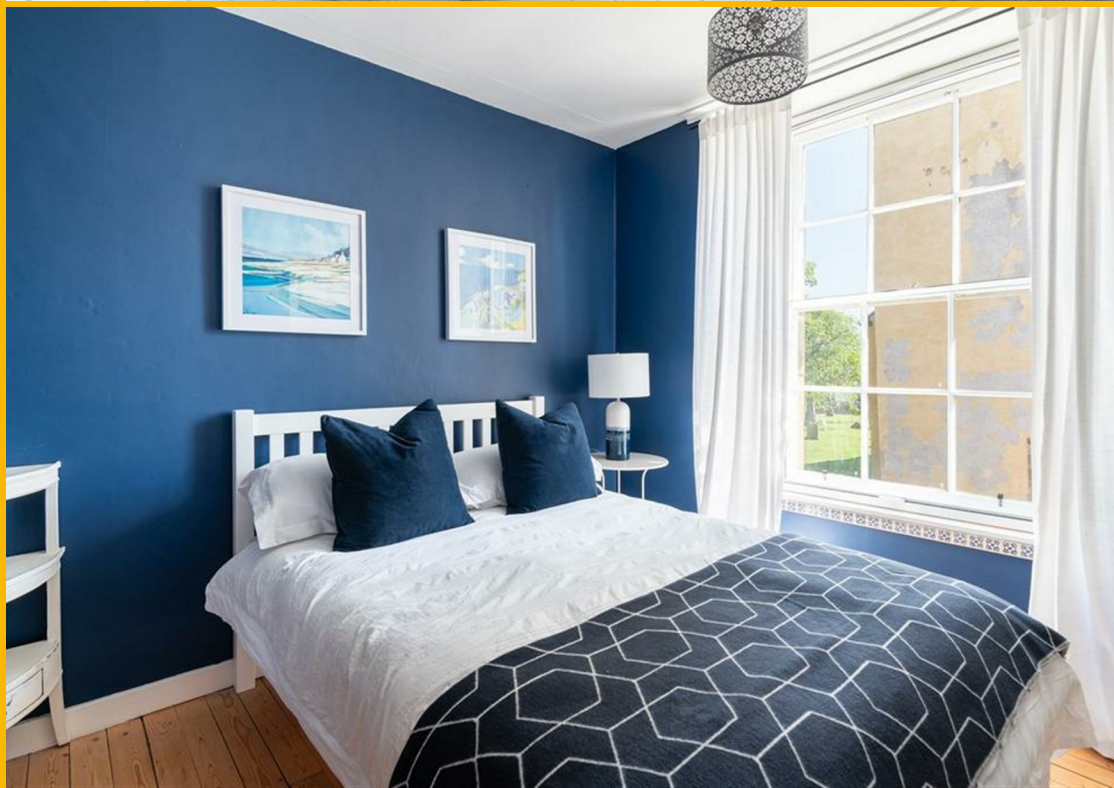
## COURTYARD

Communal, low maintenance courtyard provides access to the property and storage areas for bins with access to and from the street via a gated archway.

## AGENTS NOTES

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





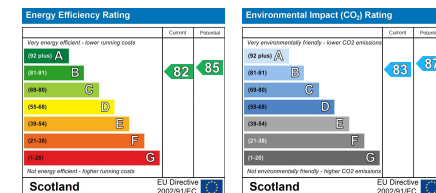






**Floor Plan**

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