



30a Shore Street, Anstruther, KY10 3AQ

Offers Over £270,000

BEAUTIFUL 2 Bedroom Apartment FINISHED TO AN EXTREMELY HIGH STANDARD with STUNNING VIEWS over the harbour and Firth of Forth. Located in an Idyllic and Sought After area right on the Fife Coastal Path with all essential amenities nearby. Accommodation: Hall, living room, dining kitchen, 2 double bedrooms and a shower room. DG. GCH. Shared Courtyard. 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

A communal spiral staircase leads to a solid timber door providing access into the properties spacious inner hallway. Cornicing. Dado rail. Radiator. Laminate flooring.

LIVING ROOM

16'6" x 13'7" (5.05m x 4.16m)

Bright living room with 2 double-glazed timber sash and case windows to the front with an uninterrupted, stunning view across the harbour and the Firth of Forth towards Berwick Law. An exposed stone walled alcove provides an ideal space for an electric stove with a natural stone hearth. Shelved alcoves provide display/shelving/storage space. Cornicing and a ceiling rose. 2 radiators. Laminate flooring. Open plan to the dining kitchen.

DINING KITCHEN

15'11" x 12'1" (4.86m x 3.70m)

Spacious dining kitchen comprising: Floor standing units with contrasting worktops, Belfast sink and tiled splashbacks. Coordinating cupboards provide additional shelving/storage space. Integrated appliances include a gas hob, extractor fan, oven, slimline dishwasher and a washer/dryer. Ample space for a freestanding fridge freezer and dining furniture. Wall mounted gas central heating

condensing combi boiler. Double-glazed window to the rear. Vertical radiator. Laminate flooring.

BEDROOM 1

13'0" x 9'10" (3.97m x 3.01m)

Good-sized double bedroom with a double-glazed window to the rear. Built-in wardrobe with sliding doors provides shelving/hanging/storage space. Cupboard provides additional storage space. Cornicing and a ceiling rose. Radiator. Laminate flooring.

BEDROOM 2

14'6" x 10'3" (4.42m x 3.13m)

Additional double bedroom with a double-glazed timber sash and case window to the front again with that stunning view across the harbour and the Firth of Forth. Built-in wardrobe with sliding doors provides shelving/hanging/storage space. Cupboard provides further shelving/storage space. Cornicing and ceiling rose. Radiator. Laminate flooring.

SHOWER ROOM

11'5" x 4'11" (3.48m x 1.50m)

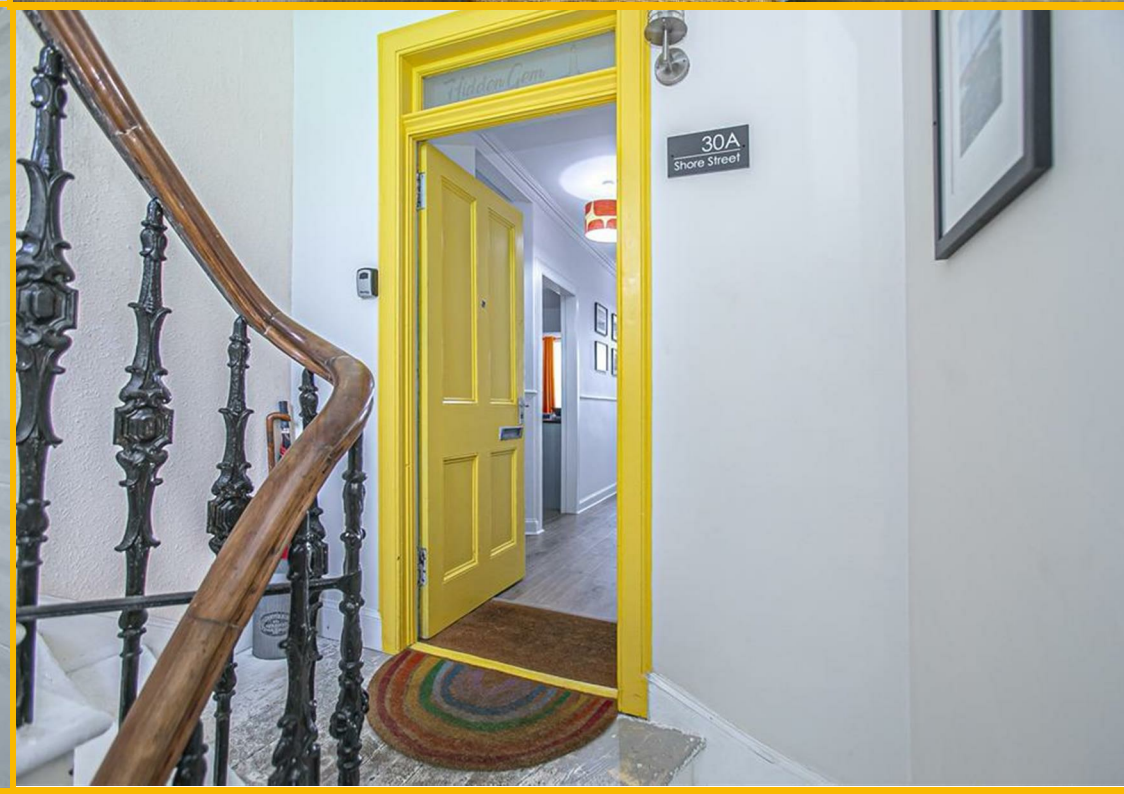
Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with a pivot door and a thermostatic control rainfall shower. Fixed shelving provides storage space. Opaque double-glazed window to the rear. Partially tiled. Heated towel rail. Tiled flooring.

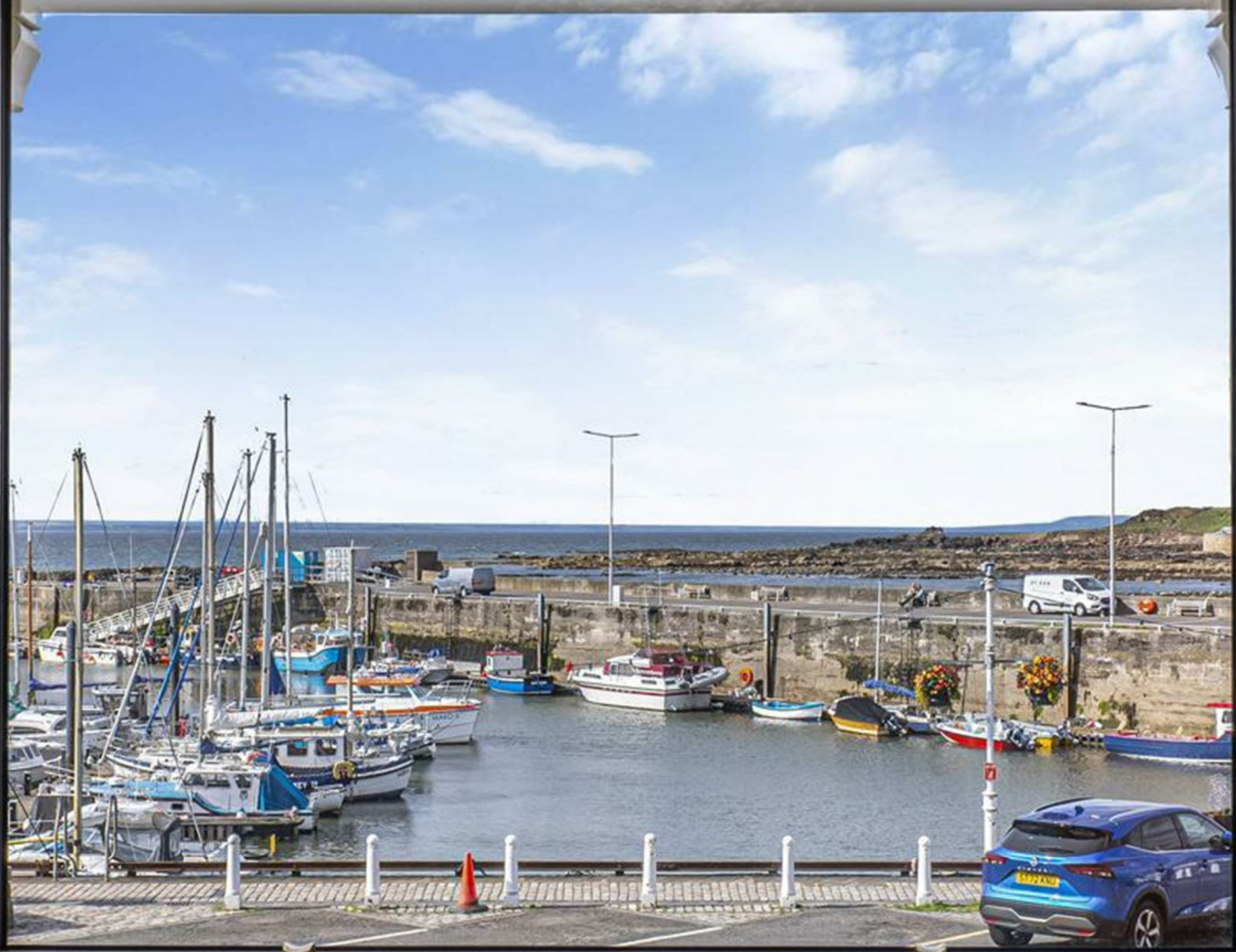
GROUND

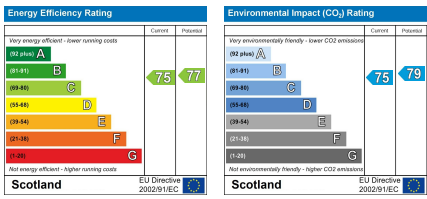
The property is accessed via a shared, low maintenance courtyard with communal bin storage. An external cupboard provides outdoor storage space.

AGENTS NOTES

Please note that all room sizes are measured approximately to the 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 you financial position before we can recommend any offer to the vendor.