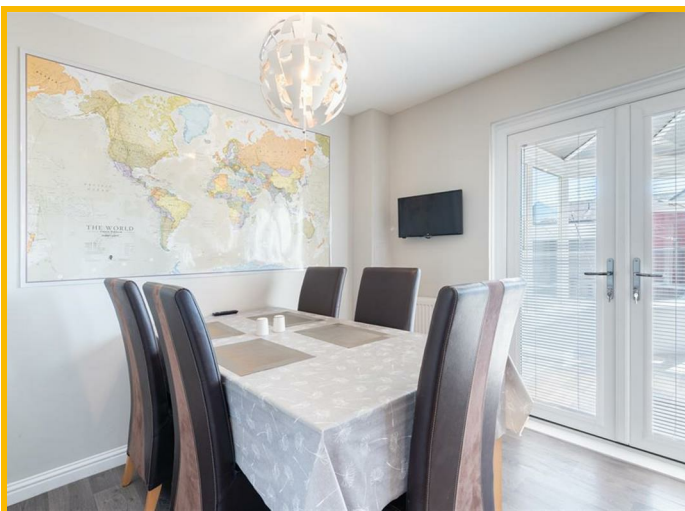




21 Queens Gardens, Anstruther, KY10 3BU
Offers Over £270,000

WELL-PRESENTED 3 Bedroom 2 Reception Semi-Detached Villa offering a private garden, driveway and a garage in a PRIME position in a sought after Cul-De-Sac. Situated a short walk from all essential amenities with local Primary and Secondary Schools nearby, close to the Fife Coastal Path, Beach and Harbour making this an ideal FAMILY HOME in an idyllic location. Accommodation: Hall, living room, dining kitchen, conservatory, 3 double bedrooms, W.C 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 leads to the upper landing. Double-glazed window to the front. Coving. Radiator. Engineered hardwood flooring.

LIVING ROOM

14'11" x 13'1" (4.56m x 4.00m)

Good-sized living room with a double-glazed window to the front. Wall mounted electric fire. Coving. Radiator. Engineered hardwood flooring. Doorway to the dining kitchen.

DINING KITCHEN

16'5" x 9'3" (5.01m x 2.82m)

Spacious dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and acrylic splashbacks. Integrated appliances include a gas hob, extractor fan, eye level oven and a microwave. Ample space for additional freestanding appliances and dining furniture. Cupboard provides storage space. Double-glazed window looks out to the rear through the conservatory. Radiator. Vinyl flooring. Doorway to the conservatory.

CONSERVATORY

12'0" x 9'4" (3.67m x 2.87m)

Bright conservatory with wrap around double-glazed windows overlooking the garden. Vinyl flooring. Double-glazed patio doors lead to the garden.

W.C

6'0" x 2'7" (1.85m x 0.80m)

2-piece suite comprising: W.C and a vanity wash hand basin. Opaque double-glazed window to the front. Radiator. Vinyl flooring.

UPPER LANDING

Hatch provides access to the partially floored roof space via a fixed metal ladder, housing the wall mounted gas central heating condensing boiler. Cupboard provides storage space. Coving. Carpeted.

BEDROOM 1

10'3" x 9'10" (3.13m x 3.00m)

Good-sized double bedroom with a double-glazed window to the rear. Cupboard provides shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 2

11'7" x 9'10" (3.54m x 3.00m)

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

BEDROOM 3

12'1" x 7'6" (3.70m x 2.29m)

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

BATHROOM

6'11" x 5'6" (2.13m x 1.70m)

3-piece suite comprising: W.C, vanity wash hand basin and a bath with a pivot screen and a thermostatic control shower. Fully wet walled/tiled. Opaque double-glazed window to the rear. Heated towel rail. Tiled flooring.

GARDEN

The front garden is laid to lawn with a tarmac driveway providing off street parking and access to the garage. A paved path leads to the rear garden. The rear garden is laid to lawn offering a blank canvas for a keen gardener. An area of timber decking provides an ideal spot for garden furniture to relax and enjoy time in the sun entertaining family and friends.

GARAGE

19'3" x 9'10" (5.88m x 3.00m)

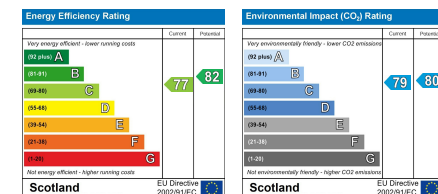
Spacious garage accessed via a metal up and over door providing secure parking with ample additional storage space. Provision for light, power and plumbing with concrete flooring.

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 your financial position before we can recommend any offer to the vendor.