



**20 March Crescent, Anstruther, KY10 3AE**  
**Offers Over £195,000**

SPACIOUS FAMILY HOME 3 Bedroom Mid-Terraced Villa with a HOME OFFICE and gardens to the front and rear. Located a short walk from all essential amenities including Primary School with the Coastal Path, Beach and Golf Courses nearby. Accommodation: Hall, living room, breakfasting kitchen, 3 double bedrooms, box room and a bathroom. DG. GCH. Front and rear gardens. 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. Radiator. Laminate flooring.

## LIVING ROOM

9'10" x 7'11" (3.00m x 2.42m)

Good-sized living room with a double-glazed window to the front. Feature electric fire set in a timber and marble effect surround. 2 radiators. Laminate flooring. Doorway to bedroom 3.

## BEDROOM 3

13'1" x 11'3" (4.01m x 3.43m)

Bright double bedroom with double-glazed windows to the side and rear. Cupboard provides shelving/hanging/storage space. Coving. Radiator. Carpeted.

## BREAKFASTING KITCHEN

13'9" x 7'11" (4.21m x 2.43m)

Fitted kitchen comprising: Wall mounted, floor standing units with coordinating worktops and wet walled splashbacks. Integrated appliances include a gas hob, extractor fan and an oven below. Space for several freestanding appliances

and dining furniture. Double-glazed window to the rear. Radiator. Vinyl flooring. Doorway to the rear hall.

## REAR HALL

Cupboard provides shelving/storage space. Vinyl flooring. UPVC door with opaque double-glazed inlets provides access to the rear garden.

## BOX ROOM

7'4" x 6'10" (2.25m x 2.10m)

Good-sized box room with a double-glazed window to the front, ideal for use as a home office. Radiator. Laminate flooring.

## UPPER LANDING

Leads to 2 double bedrooms and the bathroom. Double-glazed window to the rear. Radiator. Carpeted.

## BEDROOM 1

15'3" x 9'10" (4.67m x 3.00m)

Spacious double bedroom with double-glazed windows to the front and rear. Cupboard provides shelving/hanging/storage space. Radiator. Carpeted.

## BEDROOM 2

10'9" x 9'6" (3.28m x 2.91m)

Additional double bedroom with a double-glazed window to the front. Cupboard provides shelving/storage space. Hatch provides access to the roof space. Radiator. Laminate flooring.

## BATHROOM

7'10" x 5'6" (2.40m x 1.69m)

3-piece suite comprising: W.C, vanity wash hand basin and a bath with a pivot screen and a thermostatic control shower. Cupboard houses the gas central heating condensing combi boiler. Opaque double-glazed window to the rear. Partially wet walled. Heated towel rail. Vinyl flooring.

## GARDEN

To the front of the property is an area of lawn and borders containing plants and shrubs. A paved area provides a spot

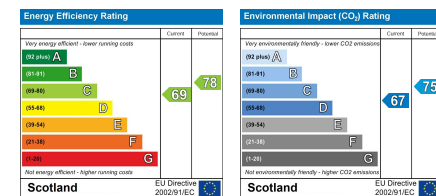
for garden furniture and bin storage. The rear garden is mainly laid to lawn with an area of paving providing a further spot for outdoor furniture or BBQ equipment to enjoy time entertaining family and friends. A timber gate at the rear of the garden leads directly into a children's play park.

## 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.

Email: [info@fifeproperties.co.uk](mailto:info@fifeproperties.co.uk)  
[www.fifeproperties.co.uk](http://www.fifeproperties.co.uk)

