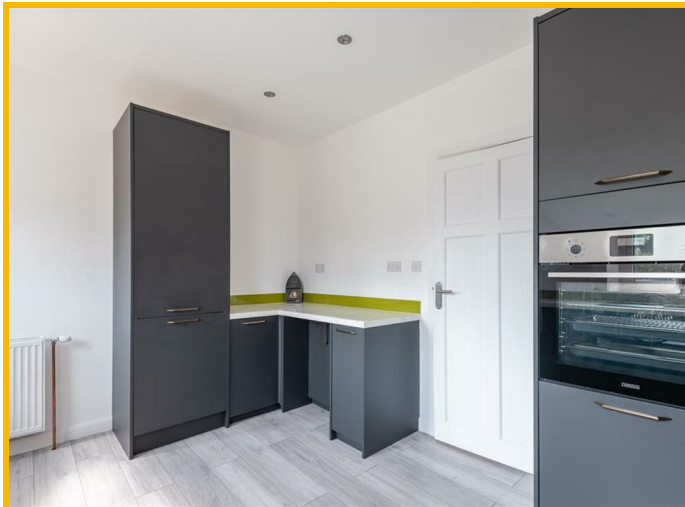




12 Milton Crescent, Anstruther, KY10 3DP
Offers Over £205,000

SPACIOUS 3 Bedroom Semi-Detached Villa with a NEW HIGH STANDARD KITCHEN, south facing garden, potential for off street parking and the OPPORTUNITY TO ADD VALUE. Located a short walk from local amenities and Primary / Secondary Schools with the Fife Coastal Path, Beach and Golf Courses nearby. Great Family Home. Accommodation: Hall, living room, kitchen, 3 double bedrooms and a bathroom. DG. CGH. 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 timber door leading into the spacious hallway. Carpeted stairway with double-glazed windows to the side and a timber balustrade leads to the upper landing. Under stair cupboard provides storage space. Radiator. Carpeted.

LIVING ROOM

15'10" x 12'8" (4.84m x 3.87m)

Spacious living room with a double-glazed bay window to the front. 2 alcoves provide display storage space with cupboards below. Wall mounted gas fire. Radiator. Carpeted. Doorway to the kitchen.

KITCHEN

13'6" x 9'11" (4.13m x 3.03m)

Brand new fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and wet walled splashbacks. Integrated appliances include a gas hob, extractor fan, eye level oven, microwave, washing machine and a dishwasher. Double-glazed windows to the rear overlooking the garden. Radiator. Laminate flooring. Timber door leads to the rear garden.

BATHROOM

6'6" x 6'5" (2.00m x 1.96m)

3-piece suite comprising: W.C, wash hand basin and a bath with a mixer tap shower attachment. Opaque double-glazed window to the rear. Fully tiled. Radiator. Laminate flooring.

UPPER LANDING

Mid-landing cupboard houses the gas central heating condensing combi boiler with additional shelved/storage space. Hatch provides access to the roof space. Carpeted.

BEDROOM 1

13'8" x 10'9" (4.17m x 3.28m)

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

BEDROOM 2

10'9" x 8'9" (3.28m x 2.67m)

Additional double bedroom with a double-glazed window to the side. Cupboard provides shelving/hanging/storage space. Radiator. Carpeted.

bedroom 3

12'4" x 9'7" (3.76m x 2.94m)

Further double bedroom with a double-glazed window to the front. Built-in wardrobe with sliding doors provides shelving/hanging/storage space, cupboard offers further storage. Radiator. Carpeted.

GARDEN

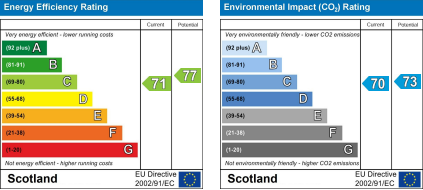
To the front of the property is an area of lawn with paved paths and established hedgerow. The rear garden is mainly laid to lawn with a mono bloc patio providing an ideal spot for garden furniture to relax and enjoy time in the sun entertaining family and friends. A timber shed provides outdoor storage 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.