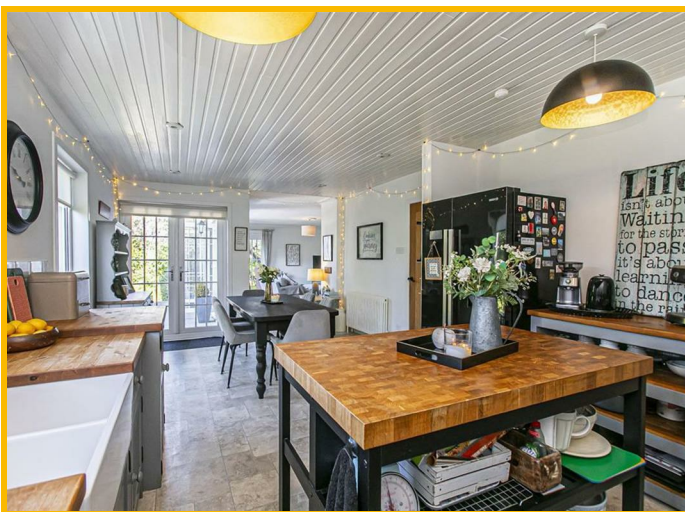




17 Waid Terrace, Anstruther, KY10 3EZ
Offers Over £550,000



BREATHTAKING 5 Bedroom 2 Reception Detached EXECUTIVE FAMILY Villa offering spacious, yet cosy interiors designed for everyday living, featuring open plan social areas, home office and a private gym. Situated on a substantial and private plot with beautifully landscaped gardens, garage and vast off street parking for multiple cars. Located close to all essential amenities including Primary and Secondary Schools with the Beach and Fife Coastal Path nearby. Accommodation: Hall, living room, dining kitchen, utility room, downstairs W.C, 2nd reception room, home office, gym, master bedroom with an ensuite bathroom and open plan dressing area, 4 further double bedrooms and a bathroom. DG. GCH. Gardens. BBQ shelter and workshop. Garage. Vast off street parking. 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 through a spacious vestibule with fitted furniture providing useful storage. A timber glazed door leads into the inner hall with beautiful, exposed stone wall detail and timber stairs leading to the upper landing. Transom window provides an interesting feature looking into the additional reception room. 2 radiators. Solid wood flooring.

LIVING ROOM

17'11" x 15'1" (5.47m x 4.61m)

Beautiful living room with double-glazed sash and case windows to the front overlooking the garden. Feature wall with a log-burning stove set on a natural stone hearth. Cornicing. Radiator. Carpeted. 2 sets of double-glazed patio doors lead to the garden. Access to the dining kitchen.

DINING KITCHEN

21'4" x 11'8" (6.51m x 3.58m)

Stunning fitted kitchen comprising: Floor standing units with solid wood worktops and tiled splashbacks with a dual sided Belfast sink. Freestanding gas range cooker with a large oven below. Ample space for dining furniture. Double-glazed sash and case windows to the front overlooking the garden. Radiator. Vinyl flooring. Double-glazed patio door leads to the garden patio.

HOME OFFICE

15'7" x 9'5" (4.77m x 2.88m)

Good-sized home office with a double-glazed sash and case window to the rear. Fixed shelving provides display/storage space. Radiator. Vinyl flooring. Double-glazed patio door leads to the rear garden.

UTILITY ROOM

7'8" x 6'3" (2.35m x 1.92m)

Convenient utility room with fixed solid wood worktops and Belfast sink with space for freestanding appliances below. Double-glazed sash and case window to the rear. Vinyl flooring.

W.C

6'5" x 5'8" (1.97m x 1.74m)

2-piece suite comprising: W.C and a wash hand basin. Wall mounted gas central heating condensing combi boiler. Partially tiled. Opaque double-glazed window to the side. Heated towel rail. Tiled flooring.

2nd RECEPTION ROOM

15'7" x 9'9" (4.76m x 2.99m)

Bright reception room with double-glazed windows to the front and Bi-fold double-glazed doors to the rear providing access to a secluded patio. Radiator. Vinyl flooring. Doorway to rear hall.

REAR HALL

Leads to the master bedroom with an ensuite bathroom. Timber stairs lead to the home gym. Vinyl flooring.

MASTER BEDROOM

29'8" x 12'10" (9.05m x 3.92m)

Generously sized double bedroom with a double-glazed window to the front. Open plan dressing room with fixed shelving/hanging/storage space. Coving. Radiator. Carpeted. Doorway to the ensuite bathroom.

ENSUITE BATHROOM

12'6" x 6'5" (3.82m x 1.96m)

Luxury 4-piece suite comprising: W.C, vanity wash hand basin, roll-top bathtub and a shower enclosure with a pivot screen and a thermostatic control shower. Partially wet walled and tiled. Opaque double-glazed window to the rear. Heated towel rail. Tiled flooring.

GYM

27'3" x 11'8" (8.32m x 3.58m)

Bright and spacious multipurpose room currently utilised as a gym with 2 Velux windows to the front and a double-glazed window to the rear. Fixed shelving provides display/storage space. 2 timber doors open to a large coomb storage area. Radiator. Laminate flooring/rubber matting.

UPPER LANDING

Bright upper landing with a double-glazed sash and case window to the side, leads to 4 double bedrooms and the shower room. Cupboard provides shelving/storage space. Hatch provides access to the attic. Radiator. Carpeted.

BEDROOM 2

13'10" x 9'10" (4.23m x 3.02m)

Good-sized double bedroom with a double-glazed sash and case window to the rear. Fitted open style wardrobe provides shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 3

11'6" x 10'3" (3.53m x 3.14m)

Additional double bedroom with a double-glazed sash and case window to the front. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Exposed solid wood flooring.

BEDROOM 4

11'6" x 11'0" (3.53m x 3.37m)

Further double bedroom with a double-glazed sash and case window to the front. Fitted open style wardrobe provides shelving/storage space and a fixed seating area with storage cupboard below. Radiator. Carpeted.

BEDROOM 5

11'6" x 6'11" (3.52m x 2.12m)

Double bedroom ideal for use as a good-sized single with fitted shelving/hanging/storage space. Double-glazed sash and case window to the side. Radiator. Vinyl flooring.

SHOWER ROOM

14'7" x 6'4" (4.45m x 1.94m)

Contemporary 3-piece suite comprising: W.C, wash hand basin and a walk-in shower enclosure with a fixed screen and a thermostatic control rainfall shower. Cupboard provides shelving/storage space. Opaque double-glazed sash and case window to the side. Partially wet walled/tiled. Heated towel rail. Tiled flooring.

GARDEN

The property sits on a beautiful plot surrounded by mature hedgerows and trees, bringing both privacy and year-round colour. The front, side, and rear gardens are full of character, with vibrant shrubs, flowering plants, and a couple of plentiful apple trees to enjoy. The front garden features a generous lawn and a paved patio, perfect for family gatherings and relaxed summer evenings. To the rear of the property, a private patio offers additional space for outdoor furniture and barbecues, the rear garden can be enclosed creating a safe space for children and pets to play. The garden is thoughtfully laid out and provides ample opportunity to add your own personal touch.

BBQ SHELTER

13'4" x 8'6" (4.07m x 2.61m)

Ideal sheltered spot for a barbecue, fitted with a log-burning stove and ample space for outdoor furniture allowing you to enjoy time outdoors all year round.

WORKSHOP

16'2" x 8'7" (4.94m x 2.62m)

Good-sized workshop fitted with light and power with single-glazed windows providing ample natural light. Concrete flooring.

GARAGE

17'10" x 12'5" (5.46m x 3.80m)

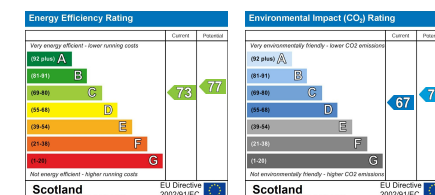
Spacious garage accessed via a metal roller door providing secure parking, ample storage with fixed shelving and cupboards, and an additional storeroom to the side. Fitted with light, power and concrete flooring.

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.