

Anster Haven 13 Crail Road, Anstruther, KY10 3EL

Offers Over £255,000

Fife Properties

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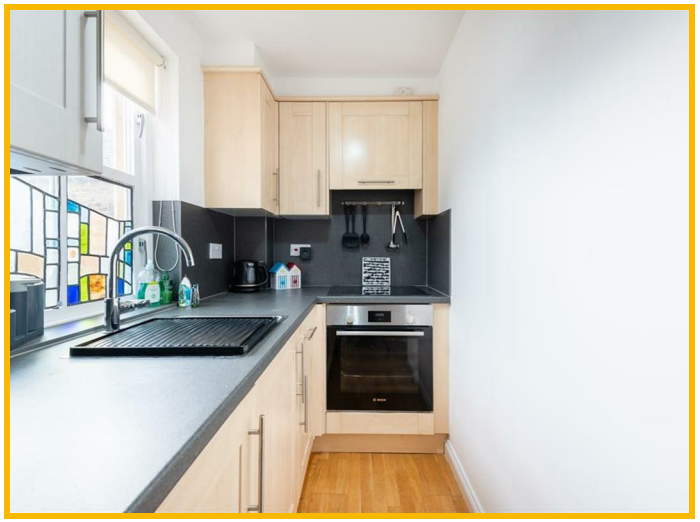
Fife Properties

BEAUTIFUL 2 Bedroom 2 Bathroom End Terraced Townhouse in an IDYLLIC LOCATION with an AMAZING SEA VIEW and a short walk to the historic Fife Coastal Path, Beach, Harbour, Shops, Cafes and award-winning Restaurants, making this a fantastic lifestyle choice. Accommodation: Hall, lounge / dining room, kitchen, master bedroom with an ensuite shower room, additional double bedroom and adjoining bathroom. DG. GCH. ALLOCATED PARKING. Under floor heating. DG. 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
Access is via a timber door leading into the lower hallway. Carpeted stairway with a timber balustrade leads to the first floor landing. Cupboard provides shelving/hanging/storage space. Under floor heating. Vinyl flooring.

BEDROOM 2
9'10" x 9'6" (3.00m x 2.90m)
Spacious double bedroom with a double-glazed window to the front. Walk-in cupboard provides storage space, ideal to add fitted storage. Under floor heating. Engineered hardwood flooring.

BATHROOM
7'9" x 5'10" (2.38m x 1.79m)
3-piece suite comprising: W.C, wash hand basin and bath with a pivot screen and mixer tap shower attachment above. Cupboard provides hanging/storage space. Partially tiled. Electric heater and under floor heating. Engineered hardwood flooring.

FIRST FLOOR LANDING
Provides access to the main living areas. Carpeted stairway leads to the master bedroom. Carpeted.

LOUNGE DINING ROOM
22'0" x 9'8" (6.73m x 2.96m)
Bright lounge dining room with double-glazed French doors with Juliet balcony to the front with a partial sea view and a double-glazed window to the rear. Under floor heating. Engineered hardwood flooring. Doorway to the kitchen.

KITCHEN
9'11" x 4'5" (3.04m x 1.35m)
Contemporary fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and matching upstand. Coordinating cupboard houses the gas central heating condensing combi boiler. Integrated appliances include induction hob, extractor fan, oven, washer dryer and a fridge. Double-glazed window to the front with custom made decorative stain glass panels and a partial sea view. Under floor heating. Engineered hardwood flooring.

MASTER BEDROOM
14'10" x 10'10" (4.53m x 3.31m)
Spacious double bedroom with Velux windows to the rear and front with a partial sea view towards the Firth of Forth. Cupboard provides storage space. Under floor heating. Carpeted. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM
6'0" x 4'11" (1.85m x 1.51m)
Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and shower enclosure with a pivot door and thermostatic control shower. Velux window to the front. Partially tiled. Electric heater and under floor heating. Engineered hardwood flooring.

GROUNDS
The property sits within a low maintenance mono bloc courtyard with allocated residential parking and bin storage area.

AGENTS NOTES
Please note that all room sizes are measured approximately to the widest points.

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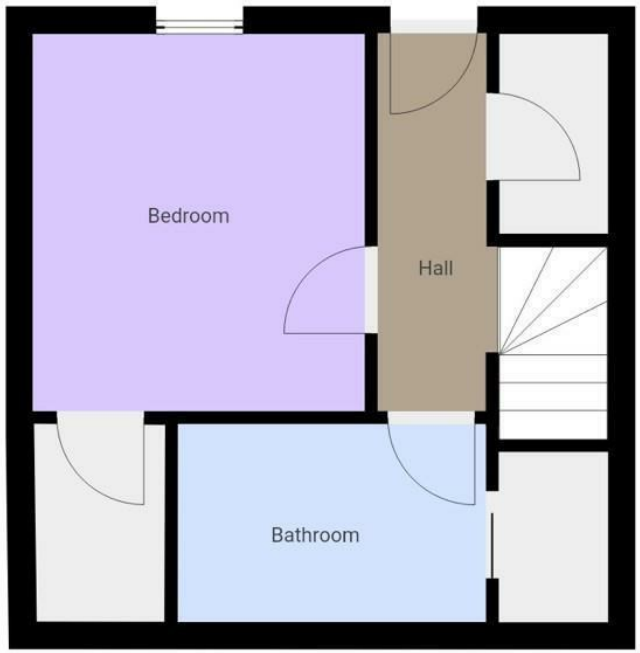



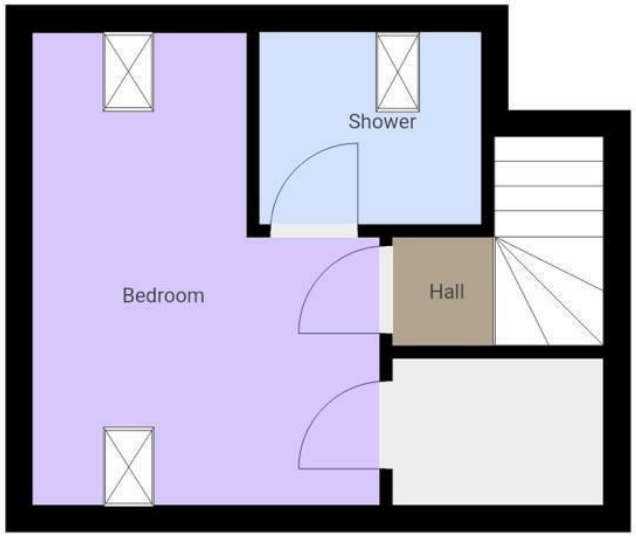

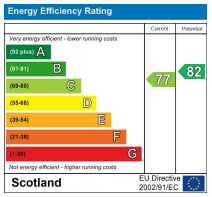

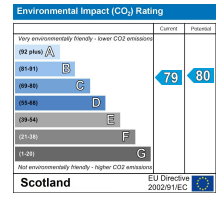

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