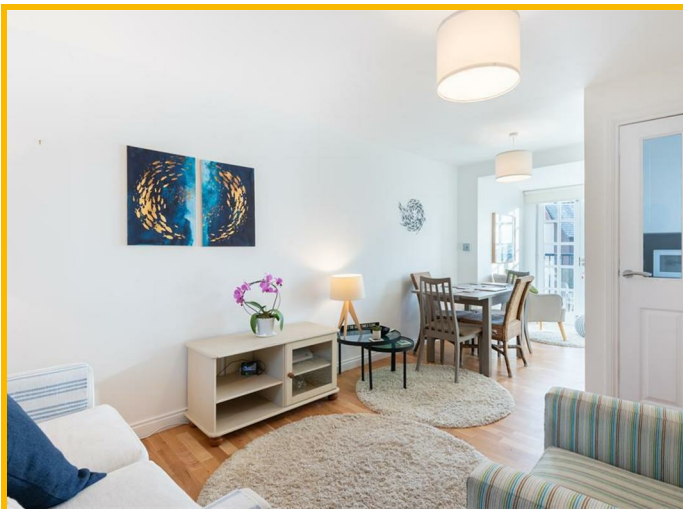




Anster Haven 13 Crail Road, Anstruther, KY10 3EL
Offers Over £255,000

BEAUTIFULLY PRESENTED 2 Bedroom 2 Bathroom SPACIOUS End Terraced Townhouse with AMAZING SEA VIEWS in a PRIVATE COMPLEX with allocated parking. Located within walking distance to the Beach, Harbour, Shops, Cafes and award winning Restaurants, making this an idyllic lifestyle choice. Short drive to the University town of St Andrews approx. 9 miles, providing additional amenities, beaches and world renowned Golf Courses. Accommodation: Hall, ground floor bedroom, bathroom, lounge dining room, kitchen, master bedroom and an ensuite shower room. DG. GCH. Communal grounds with allocated 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 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.

GROUND

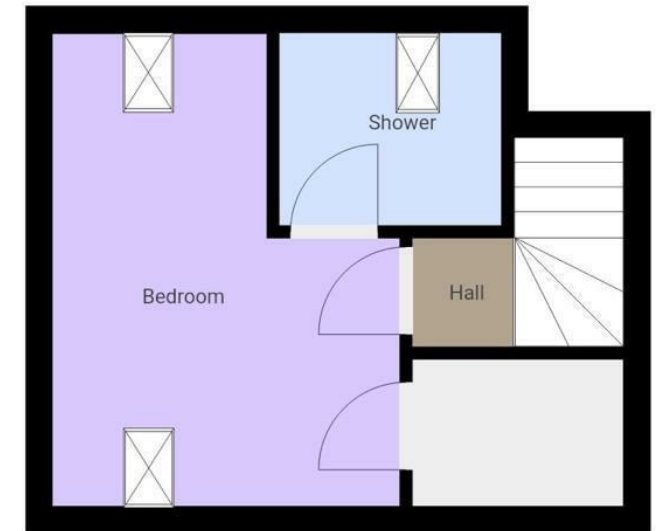
The property sits within a low maintenance mono bloc courtyard with allocated residential parking and bin storage area.

AGENTS NOTES

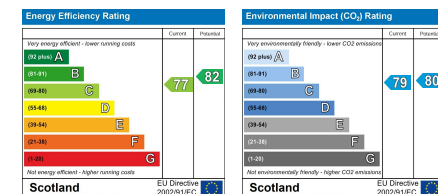
Please note that all room sizes are measured approximately to the widest points.







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