



Jubilee Lodge 4 Blacklaws Steading, Anstruther, KY10 3JZ
Offers Over £475,000

EXCLUSIVE STEADING LIVING in the heart of the East Neuk — this BEAUTIFUL 5 Bedroom, 3 Bathroom CONVERTED STEADING offers stunning features throughout, combining modern interiors with the ease of one-level living if required, all set against uninterrupted countryside views. A truly tranquil East Neuk retreat, the property enjoys generous garden grounds with a feature garden dome perfect for entertaining, alongside private parking and a garage. This idyllic family home blends character and contemporary comfort, creating a unique lifestyle opportunity just moments from the coastline. Accommodation: Hall, sitting room, dining kitchen, home office, master bedroom with ensuite shower room, 4 further bedrooms, a shower room, and a bathroom. DG. OCH. Gardens. Driveway and Garage. 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.

ACCESS

The property is accessed via timber double doors leading into the sitting room.

SITTING ROOM

18'0" x 17'5" (5.50m x 5.33m)

Spacious sitting room with double-glazed patio doors providing natural light and access to the front garden. Feature log burning stove set on a slate hearth. Carpeted stairs with a timber balustrade lead to the upper landing. Under stair cupboard provides storage space. Coving. 2 radiators. Laminate flooring. Double doors lead into the dining kitchen.

DINING KITCHEN

18'5" x 13'4" (5.62m x 4.08m)

Beautifully fitted modern kitchen comprising: Wall mounted, floor standing units with Corian worktops and coordinating upstand. Island provides a social cooking area with additional storage below and a further dining space. Integrated appliances include an induction hob, extractor fan, 2 eye level ovens and an eye level microwave oven with heating draw, dishwasher, fridge and a freezer. Ample space for dining furniture. Double-glazed window to the side. Coving. 2 vertical radiators. Laminate flooring. Double-glazed patio doors provide access to the rear decking. Doorway to the utility room.

UTILITY ROOM

6'0" x 4'9" (1.84m x 1.47m)

Convenient utility room with wall mounted, floor standing units with Corian worktops, coordinating upstand and space for freestanding plumbed appliances. Coving. Laminate flooring.

BEDROOM 5

13'6" x 10'1" (4.12m x 3.08m)

Good-sized double bedroom with a double-glazed to the front. Custom fitted shelving provides display/storage space. Coving. Radiator. Carpeted.

HOME OFFICE

8'9" x 8'1" (2.68m x 2.47m)

Good-sized home office with a double-glazed window to the rear. Coving. Radiator. Carpeted.

SHOWER ROOM

7'5" x 5'1" (2.28m x 1.57m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with sliding doors and a thermostatic control shower. Partially tiled. Vertical heated towel rail. Tiled flooring.

UPPER LANDING

Hatch provides access to the roof space. Coving. Radiator. Carpeted.

MASTER BEDROOM

19'8" x 18'9" (6.00m x 5.72m)

Spacious and bright double bedroom with double-glazed windows to the front and rear. 2 radiators. Laminate flooring. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

8'5" x 7'2" (2.58m x 2.20m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with a sliding door and thermostatic control shower. Partially tiled. Vertical heated towel rail. Tiled flooring.

BEDROOM 2

15'5" x 9'1" (4.72m x 2.78m)

Additional double bedroom with a double-glazed window to the side. Cupboard provides storage space. Radiator. Laminate flooring. Double-glazed patio doors with a Juliet balcony overlooking the rear gardens.

BEDROOM 3

17'5" x 7'7" (5.31m x 2.33m)

Spacious double bedroom currently utilised as a dressing room with double-glazed patio doors to the front with a Juliet balcony. Radiator. Laminate flooring.

BEDROOM 4

15'1" x 10'8" (4.61m x 3.27m)

Further double bedroom with double-glazed Velux windows to the front and rear. Radiator. Carpeted.

BATHROOM

6'5" x 5'7" (1.96m x 1.71m)

3-piece suite comprising: W.C, wash hand basin and a bath with pivot screen and a thermostatic control mixer tap shower above. Velux window to the side. Partially tiled. Vertical heated towel rail. Tiled flooring.

GARDEN

The front of the property is laid to lawn with an array of mature plants and shrubs providing colour throughout the seasons. A Geo-dome provides an excellent feature allowing you to enjoy time outdoors all year round while entertaining family and friends. The side of the property is a further area of lawn providing additional outdoor space. The property benefits from ample parking space with your own driveway and garage.

GARAGE

16'0" x 8'2" (4.90m x 2.49m)

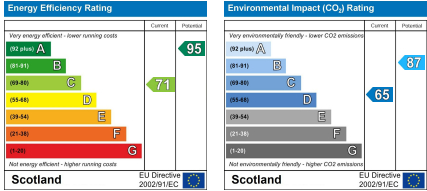
Spacious garage accessed via timber double doors providing secure parking with ample additional storage space. Provision for light, power and plumbing with concrete flooring.

AGENTS NOTES

Please note that all room sizes are measured approximate to 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.