



28c High Street West, Anstruther, KY10 3DL
Offers Over £100,000

 **Fife
Properties**

SPACIOUS 1 Bedroom Upper Apartment with the opportunity to ADD VALUE in a prime location with EASY ACCESS to the Beach, Harbour, Fife Coastal Path and all amenities nearby with cafes, bars and restaurants just a few minutes' walk away. Accommodation: Hall, living room, breakfasting kitchen, double bedroom and a bathroom. SG. GCH. Communal Garden. 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 communal stairway leading to the top floor; a timber door with an opaque decorative glazed inlet leads into the hallway. Radiator. Carpeted.

LIVING ROOM

17'3" x 11'11" (5.26m x 3.64m)

Bright living room with 3 single-glazed sash and case windows to the front with a partial sea view towards the Firth of Forth. Shelved alcove provides display/storage space with a cupboard below. Radiator. Carpeted. Doorway to the breakfasting kitchen.

BREAKFASTING KITCHEN

12'4" x 6'9" (3.76m x 2.06m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include a gas hob, extractor fan and an oven below with space for freestanding appliances. Single-glazed sash and case window to the rear. Radiator. Tiled flooring.

BEDROOM

12'5" x 12'0" (3.79m x 3.66m)

Spacious double bedroom with single-glazed sash and case windows to the front and rear. Built-in wardrobe with mirrored

sliding doors provides shelving/hanging/storage space. Cupboard houses the gas central heating combi boiler. Radiator. Carpeted.

BATHROOM

7'10" x 5'3" (2.40m x 1.62m)

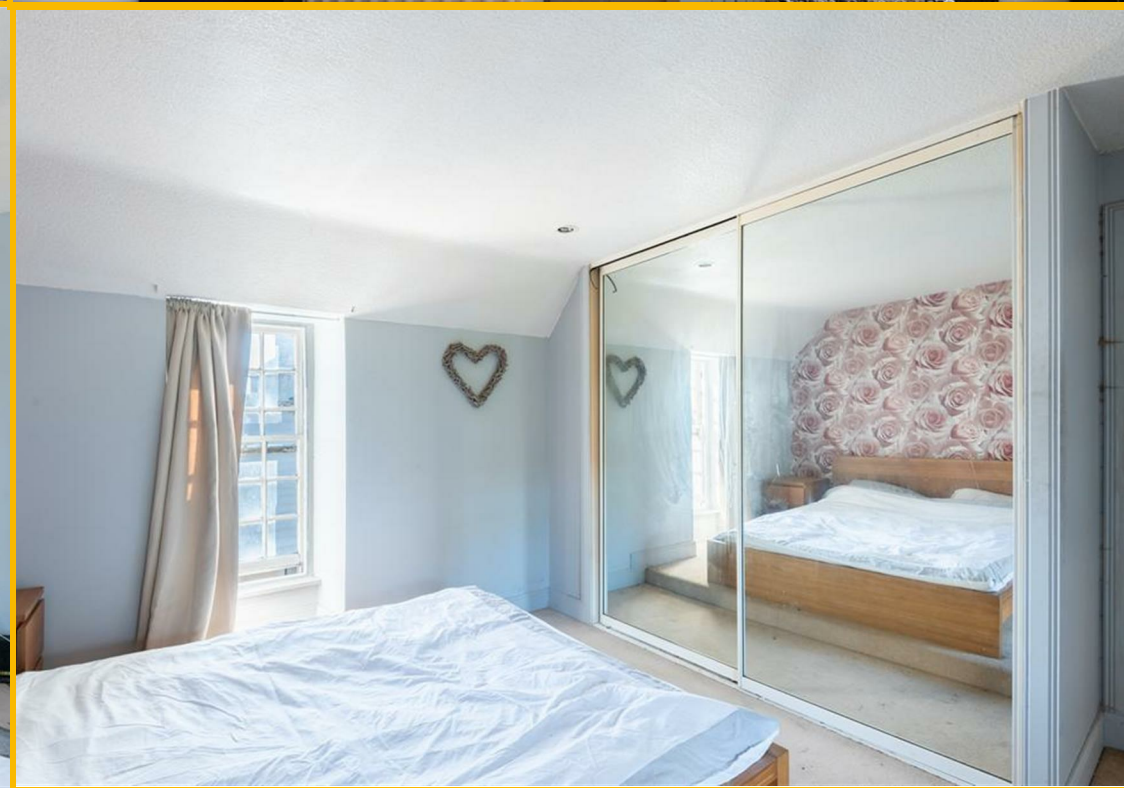
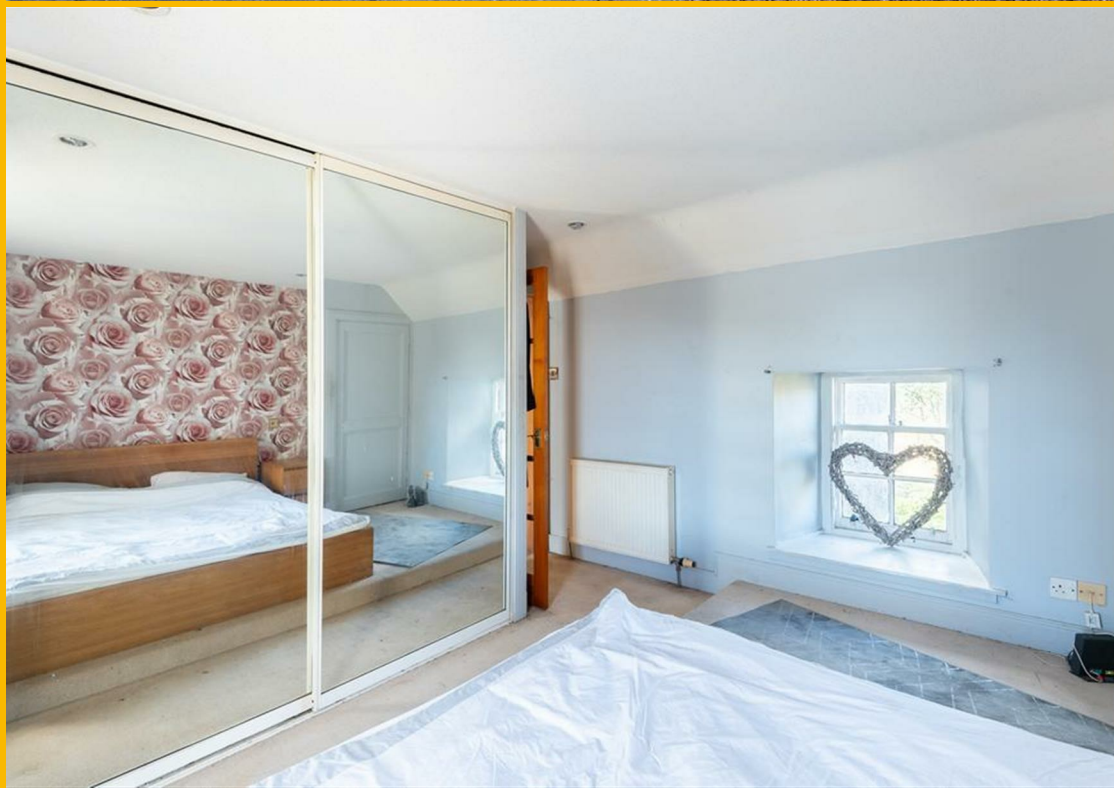
3-piece suite comprising: W.C, wash hand basin and a bath with an overhead electric shower. Partially tiled. Opaque single-glazed window to the rear. Radiator. Tiled flooring.

COMMUNAL GARDEN

The property shares a low maintenance communal garden located at the rear of the property. The garden is fully laid with gravel and has drying green facilities in place. An upper patio area could potentially be an ideal location for garden furniture to enjoy time outdoors relaxing in the sun.

AGENTS NOTES

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

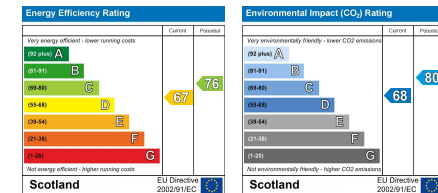




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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