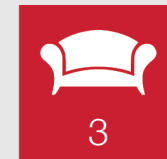




**Thorntons**   
The right way to move

## Rowan Cottage, Carvenom

Anstruther, Fife , KY10 3JU



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Rowan Cottage is a traditional semi-detached cottage boasting a wonderful semi-rural location just over two miles from Anstruther. The four-bedroom, three-bathroom home is beautifully presented inside and out, with stylish, contemporary interiors and a tasteful palette of décor, in addition to well-maintained gardens and a private driveway.

You are welcomed inside by a vestibule flowing through to a hall with built-in storage. Leading off the hall is the first of two large reception rooms: a living room with characterful, south-facing arched windows capturing natural light throughout the day and featuring French doors opening onto the garden. This generous space provides plenty of room for furniture and is neutrally decorated. It is enhanced by a wood floor and a log-burning stove creating a focal point around which furniture can be arranged. The light-filled, triple-aspect dining room creates a sociable space for family meals and dinner parties, with ample room for a large table and chairs alongside additional furniture.

## Features

- Traditional semi-detached cottage near Anstruther
- Beautifully presented, contemporary interiors
- Entrance vestibule (with WC) and hall with storage
- Large living room with log-burner and south-facing arched windows
- Generous, triple-aspect dining room
- Well-appointed kitchen
- Four well-proportioned double bedrooms
- Two en-suite shower rooms
- Separate bathroom with rainfall shower over bath
- Well-maintained front and rear gardens
- Private driveway
- Oil central heating and double glazing



"A stunning four-bedroom three-bathroom semi-detached cottage with a truly scenic location surrounded by open countryside"





The kitchen comes well-appointed with a selection of timeless Shaker-inspired cabinetry, complementary worktops, and metro-tiled splashbacks, with neatly integrated appliances comprising an induction hob, an oven, a combi microwave oven, a washer/dryer and a fridge/freezer. The kitchen affords access to the garden. Completing the ground floor is a versatile study/single bedroom/storage room, and a WC. Upstairs, a landing leads to four well-proportioned double bedrooms and a bathroom. The sleeping areas are all neutrally decorated and two boast their own stylish, contemporary en-suite shower rooms, including the principal which is also supplemented by built-in storage. The fourth bedroom can alternatively be utilised as a dressing room. Finally, the tiled bathroom comprises a bath with a rainfall showerhead and handset, a basin atop a vanity unit, and a WC. The home has oil central heating and double-glazed windows. Externally, the cottage is perfectly complemented by well-maintained front and rear gardens. To the front, there is a neat lawn and a walled patio, perfect for alfresco dining, whilst the rear garden also features a tranquil seating area and lawns. A front driveway provides private parking.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

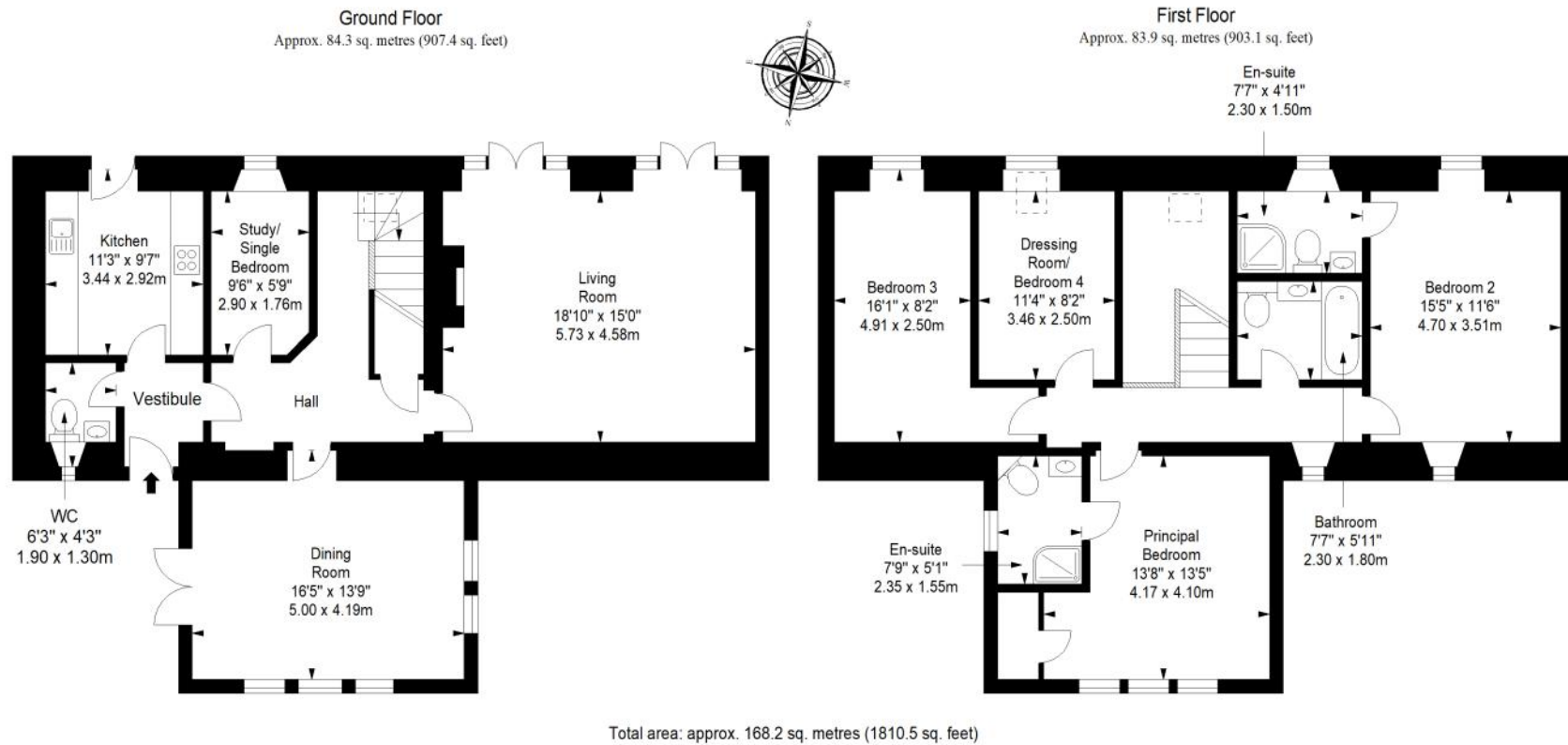




## Carvenom, Anstruther

Situated in Carvenom as part of an exclusive hamlet, the property offers a picturesque location surrounded by beautiful open countryside. It promises a rural idyll and a sense of seclusion, as well as excellent convenience being just a short drive from the coastal town of Anstruther. Anstruther is the largest community on the north-shore stretch of the Firth of Forth known as the East Neuk. Originally a fishing village, the main industry is now tourism and with a 9-hole golf course, pleasure craft mooring in the harbour, and sightseeing and wildlife cruises to the Isle of May, home to the UK's largest Puffin population. Other local attractions include The Scottish Fisheries Museum, The Secret Bunker, Famous Fish and Chip Shop along with an array of restaurants including the 'Cellar' and hostelrys. For everyday services and essentials, Anstruther is home to a supermarket, a butchers, a Post Office, a medical centre, pharmacies, hairdressers, barbers, and beauty salons, whilst The Waid Academy, the local comprehensive school and community centre, offers a wide range of activities, including a library. For those who enjoy keeping fit, independently-owned Fit To The Core fitness studios offers classes and personal training services, Stuart Barton Physiotherapy offers gym facilities and a physio service, whilst leisure centres and pools are easily reachable in the surrounding towns. Additional entertainment can be found in St Andrews and of course, with Fife being famous for its outstanding golfing, there are a number of clubs within enviable easy reach, including Anstruther's own on the edge of the town. Anstruther is well connected to the rest of Fife and further afield owing to excellent bus links and nearby major road links.

# Floorplan





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