







Mid-terraced house in Anstruther

This mid-terraced house forms part of a charming courtyard development in Anstruther, within the town's conservation area and built on the site of a former fisherman's yard which retains some of its original features, including a well and the external stone walls.

The house enjoys accommodation over three levels including three bedrooms, a spacious reception room, a modern kitchen, a shower room, and a bathroom, as well as partial sea views, access to the shared courtyard, and private residents' parking.

The front door opens into a ground-floor hall with built-in storage, where a staircase takes you to a landing on the first floor with additional storage and a snug area (featuring French windows ornamented by a Juliet balcony and enjoying partial sea views) with space for a small table and chairs/reading nook. The first floor is home to the living accommodation, comprising a spacious reception room and a kitchen. Offering plenty of space for configurations of lounge and dining furniture, the reception room enjoys neutral décor and wood-styled flooring, as well as dual-aspect windows, one of which is east-facing and captures lovely morning light.





Accommodation over three floors

The kitchen next door is fitted with modern wall and base cabinets, spacious worktops, and matching splashback panelling, and includes integrated appliances comprising an oven, a hob, an extractor fan, a dishwasher, a fridge, and a washing machine. A dryer is housed in a cupboard elsewhere in the property.

The home's three bedrooms and two wash rooms are found on the ground and second floors. The bedrooms on the ground floor consist of a spacious double and a good-sized single, both echoing the reception room in terms of décor and flooring, and served by an attractive bathroom comprising a bath with an overhead shower and a glazed screen, a pedestal basin, a WC, and eye-catching flooring. The largest bedroom is on the second floor, along with a shower room, offering ample space for freestanding furniture and boasts partial sea views. The home is kept warm by a gas heating system and benefits from double-glazed windows.

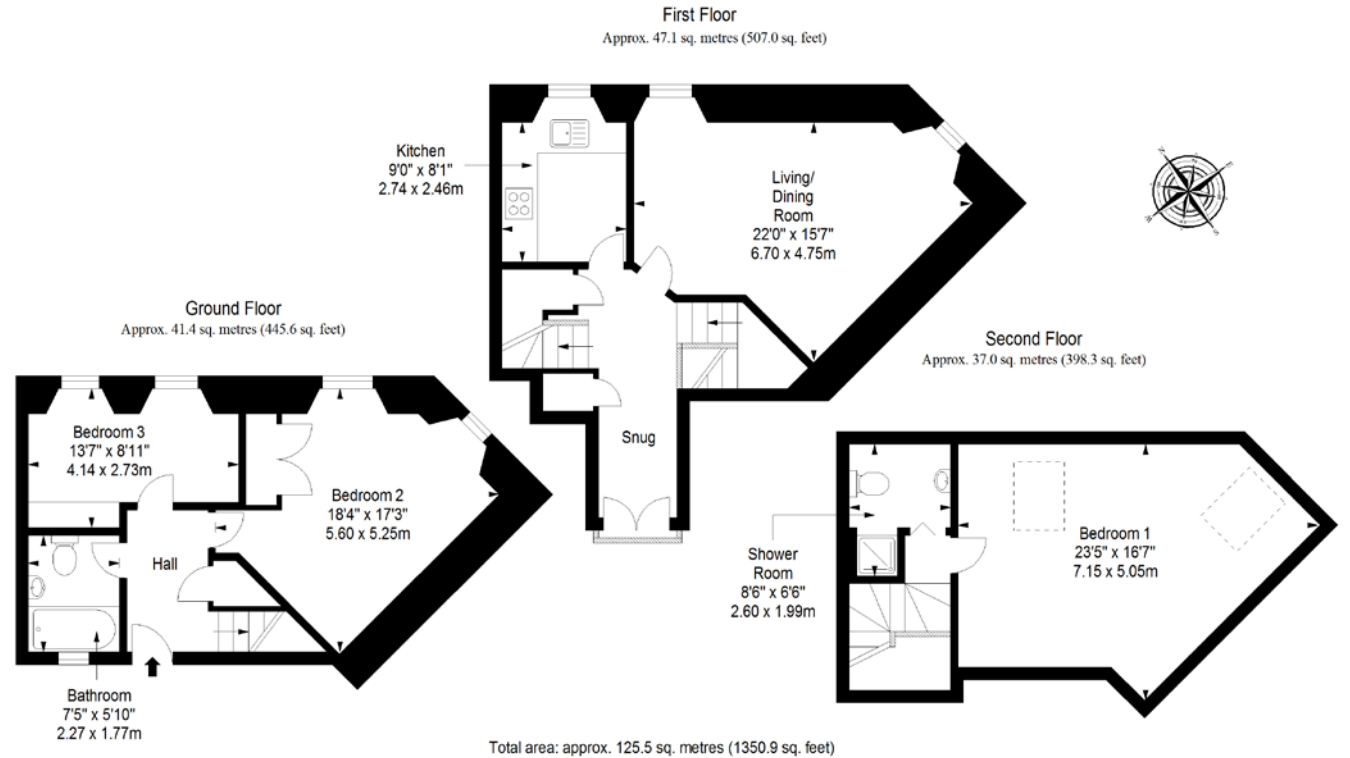
Externally, the house enjoys access to a shared courtyard and private residents' parking.

Extras: all fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, and dryer will be included in the sale. The furniture and some other items are available by separate negotiation.

Features

- Mid-terraced house in Anstruther
- Within the town's conservation area
- On the site of a former fisherman's yard
- Some original features
- Accommodation over three floors
- Entrance hall with storage
- Versatile snug area
- Spacious living/dining room
- Modern kitchen
- Two double bedrooms
- One single bedroom
- Bathroom and separate shower room
- Shared courtyard with original well
- Private residents' parking
- GCH and DG
- EPC Rating - C





Anstruther, Fife

Anstruther is the largest community on the stretch of north-shore coastline 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 hostleries. 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.

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