

Thorntons

24A East Green,
Anstruther, KY10 3AA



Spacious double upper flat with views to the Firth of Forth from the upper level and within a stone's throw of Anstruther Harbour and Marina. The adaptable accommodation currently comprises on the first floor entrance hall leading to a spacious sitting room with sea views to the rear, family dining kitchen with fitted units and 5 burner gas stove, double bedroom and modern bathroom. Upstairs there are two double bedrooms with Velux windows to the rear giving views out over Anstruther Harbour.

Location

Anstruther is a thriving coastal town situated in the renowned East Neuk of Fife. At the heart of the town is the bustling harbour which is overlooked by a wide variety of shops and restaurants including the award winning Anstruther Fish Bar. The harbour has been the home of a lifeboat station for over 160 years and the connection with the sea is further enhanced by the Scottish Fisheries Museum.

There is a good range of local amenities in Anstruther including a supermarket, primary school and secondary education being provided by the well known Waid Academy, and both doctors' and dental surgeries. Dundee, Glenrothes and Kirkcaldy are all within commuting distance and Edinburgh International Airport is approximately a sixty minute drive away.

The East Neuk is well known for its coastal walks, beaches and golf courses. There is a golf course in Anstruther and St Andrews, "the home of golf", is only fifteen minutes away by car. There are excellent bus connections not only to local towns and villages but also to the cities of Edinburgh and Glasgow.

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Room Dimensions

Sitting Room	15'2" x 13'4"	4.63m x 4.08m
Dining Kitchen	12'11" x 11'4"	3.54m x 3.45m
Bedroom 1	13'1" x 12'5"	3.99m x 3.79m
Bedroom 2	12'7" x 11'5"	3.85m x 3.49m
Bedroom 3	13'5" x 8'1"	4.11m x 2.48m
Bathroom	10'2" x 5'10"	3.09m x 1.77m





In detail the accommodation comprises:

Entrance Hall

Built-in under stairs storage cupboard. Dimplex night storage heater. Bevelled glass door to sitting room, bedroom 1 and kitchen. Staircase to upper floor.

Sitting Room

Sash and case window with window seat and views over rooftops to the Firth of Forth. Two built-in shelved alcoves. Electric fire set in feature surround. Moulded cornice. Dimplex night storage heater. Pendant light.

Dining Kitchen

Sash window to front. Fitted base and wall units with co-ordinating work surfaces. Five gas burner 'Tecnik' stove. Stainless steel extractor hood. Stainless steel splash back. Stainless steel sink unit. Integrated dishwasher, space for large fridge freezer. Vinyl floor covering. Wood panel ceiling. Halogen spotlight track.

Bedroom 1

Sash and case window with window seat and views between rooftops to the Firth of Forth beyond. Built-in wardrobe. Cornice. Pendant light.

Bathroom

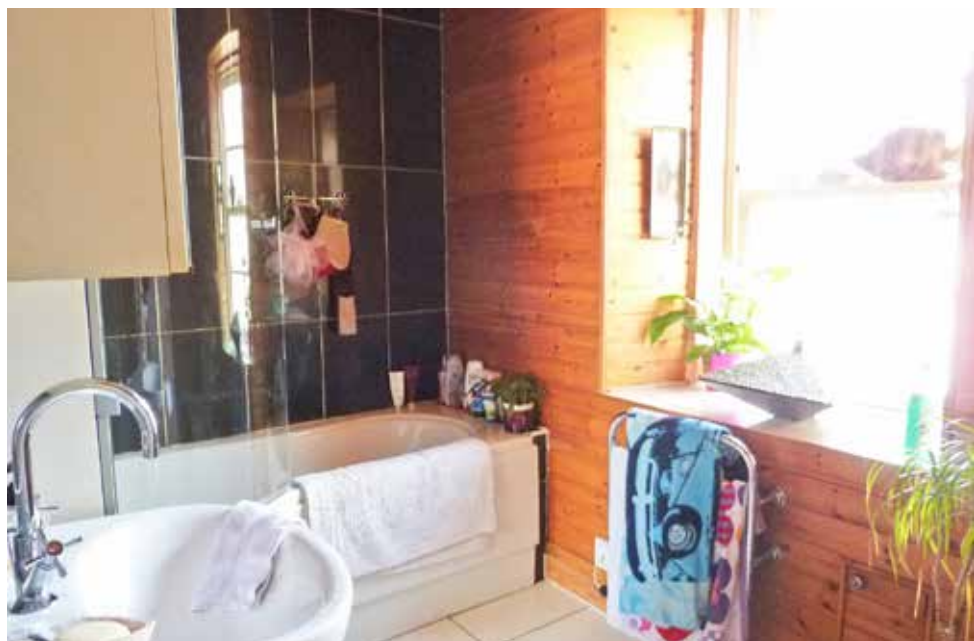
Opaque glazed window with deep sill to front. Three piece suite with 'P' shaped bath and 'Mira' Sprint electric shower over. Fitted mirrored bathroom cabinet. Heated towel rail. Electric wall mounted heater. Pine panelling. Fully tiled around two walls. Two halogen spotlights on two tracks. Tiled floor.

On turn of stairs Dimplex night storage heater.

Top Floor Landing

Large Velux window to front. Built-in airing cupboard with slatted shelves and housing the hot water tank. Hatch to attic. Ceiling light. Doors to bedrooms 2 and 3.





Bedroom 2

Two large velux windows to rear with views to the harbour, Firth of Forth and beyond to the Isle of May, Bass Rock and Berwick Law. Built-in double wardrobe. Coombed ceiling. Pendant light.

Bedroom 3

Large Velux window to rear with views of the harbour, Firth of Forth and beyond to the Isle of May, Bass Rock and Berwick Law. Built-in wardrobe with hanging rail and shelf over. Coombed ceiling. § Pendant light.

Fixtures and Fittings

Included within the sale are all the fixed fitted floor coverings.

Other Information

The Cellar Restaurant and Flat 24B and 24C are also available 'For Sale' – contact Murray Donald on 01333 310481 for further information.

Council Tax Band "C"

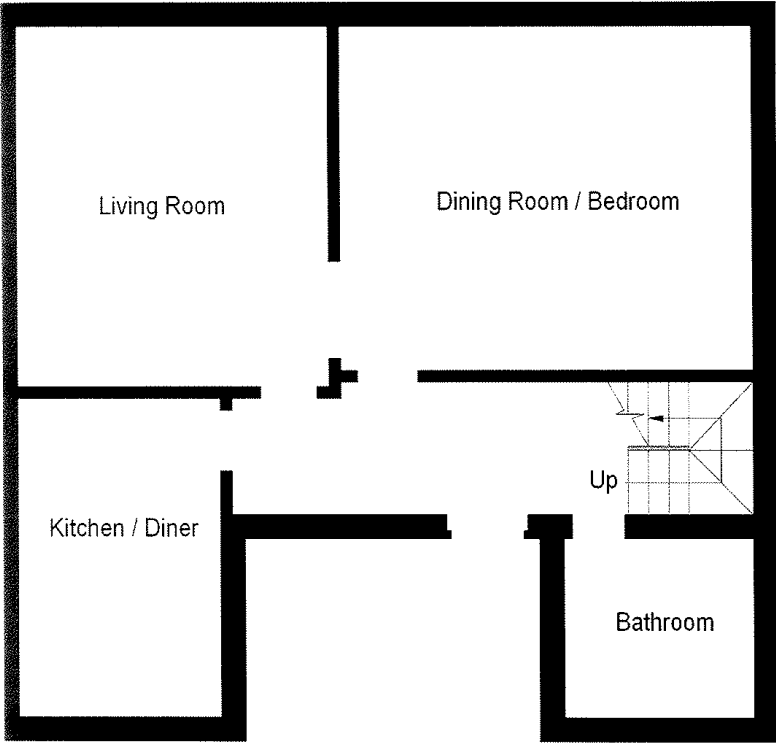
EPC Rating "G"

Directions

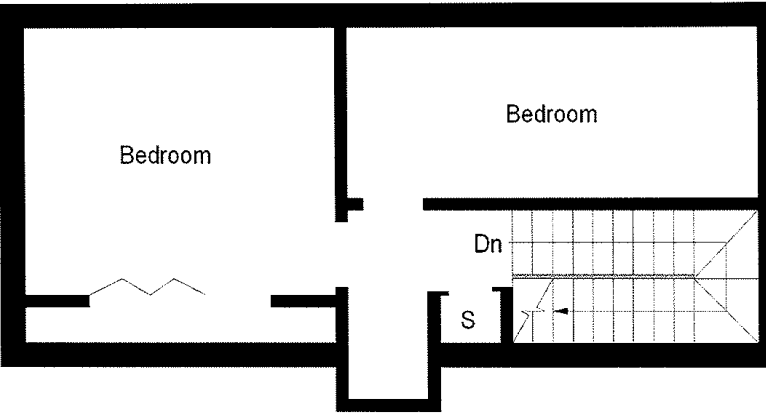
From Thorntons, St Andrews Road, Anstruther travel straight ahead onto Roger Street, follow the road down and past the Marina. Take the first left onto Chalmers Brae and immediate first right onto East Green. No 24A is on the right hand side. A Thorntons 'For Sale' board will be in evidence.



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Ground Floor



First Floor

Illustrative only. Not to scale.

Thorntons

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thorntons-property.co.uk



PSPC



TSPC



SPC SCOTLAND
spcscotland.co.uk



1 Public



3 Bed



1 Bath



On Street
Parking



EPC Rating



Thorntons is a trading name of Thorntons Law LLP.

Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.