

ANSTRUTHER

5

LINDSAY BERWICK PLACE
KY10 3YP



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This is a highly desirable and beautifully presented detached home pleasantly located within this popular modern development conveniently located for local schools and the excellent local amenities.



The accommodation comprises on the ground floor level, reception hall with under stair recess, living room with dining area and doors to the garden. Spacious dining kitchen, with utility room off and the back door to the garden. The fourth bedroom completes the ground level accommodation. The first floor has the master bedroom with fitted wardrobes and en suite shower room, two further bedrooms one of which is currently used as a study and the family bathroom. There is a deep hall cupboard providing useful additional storage. Externally the front garden is laid to grass with a drive to the side. The sheltered rear garden has a large patio extending from the house a low maintenance gravel areas, lawn and flower beds. The property benefits from gas central heating, backed up by sealed unit double glazing.







Extras: It should be noted that all fitted carpets and floor coverings are to be included in the sale price.

EPC: C

Viewing: By appointment through Pagan Osborne on 01333 310703

Council tax band: E





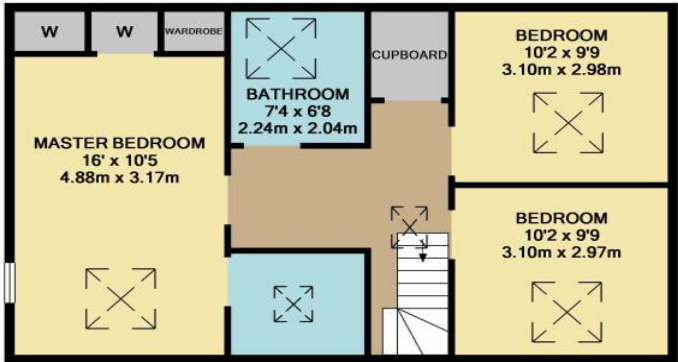
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Travel Directions

On entering Anstruther from the St Andrews direction, continue straight over the first two mini roundabouts and turn left at the 3rd into Crail Road. Take the 3rd left into Peter Howling Place and continue round to the right into Lindsay Berwick Place. Follow the road round and number 5 is a short distance along on the left hand side. A for sale board will be in evidence.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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PROPERTY

Edinburgh

t: 0131 539 3333

property-edinburgh@pagan.co.uk

Cupar

t: 01334 656525

property-cupar@pagan.co.uk

St. Andrews

Property t: 01334 475151

Letting t: 01334 468634/468710

property-standrews@pagan.co.uk

Anstruther

t: 01333 310703

property-anstruther@pagan.co.uk

www.paganosborne.com

paganosborne@pagan.co.uk



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