

ANSTRUTHER

13

CHALMERS BRAE

KY10 3BY



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This is a highly desirable first floor flat enjoying partial sea views over the rooftops toward Anstruther Golf course. Centrally located within the charming fishing village of Anstruther. The property could hardly be more convenient for local amenities and the picturesque harbour being just a few hundred yards away.



The well maintained accommodation comprises: shared entrance hall with secure entry phone system leading to the main accommodation: entrance vestibule, hall, living room with double doors leading on to the dining kitchen, two bedrooms, one with fitted wardrobe, bathroom and hall cupboard. The property benefits from gas central heating and double glazing. Externally there is a private resident's car park along with most useful bin store.







**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:** D

**Listed building category:**

**Factoring charges:**

**Other:**

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 hosteries. The Waid Academy, the local comprehensive school and community center, offers a wide range of activities.

VIEW FROM PROPERTY





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**Travel Directions**

On leaving our Anstruther office turn left and follow Shore Road along past the harbour, turn first left into Hadfoot Wynd. Chalmers Brae is the first right and number 13 is accessed via the second door on the left. A for sale board will be in evidence.



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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