



32 Shore Road, Anstruther, Fife, KY10 3DZ

Charming and unique cottage enjoying elevated sea views from living room. Pleasantly located on lane formerly known as Witches Wynd only 50m from the beach. Also very close to the Anstruther golf course and coastal walk. Convenient for local amenities and St Andrews is only 10 miles away.

The property is currently used as a holiday let and can be sold as a going concern or it would make a lovely principal residence. The accommodation comprises, on the ground floor level: entrance hall, spacious dining kitchen, master bedroom with feature cornice, open press cupboard and en-suite shower room. The second bedroom is also on the ground floor. As the property was at one time two separate houses there are two WCs on the ground floor one at each end. The bathroom has a small, compact bath with shower over. The living room is located on the first floor and benefits from stunning sea views toward the May Isle and Anstruther foreshore. The property enjoys gas central heating and double glazing throughout, except for 2 small sky lights.

The perfect property to lock up and leave, there is no garden ground to worry about or maintain. However, the foreshore, beach and coastal walk are close at hand providing plenty of outside space.

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 hostelryes.

The Waid Academy, the local comprehensive school and community centre offers a wide range of activities. Additional entertainment can be found in St Andrews, just 9 miles away, while Dundee is 23 miles and Edinburgh is 50 miles away.

- Sea Views Of May Isle
- Living Room
- Dining Kitchen
- Master Bedroom
- En Suite Shower Room
- Second Bedroom
- Bathroom
- 2 WC
- EPC Rating D

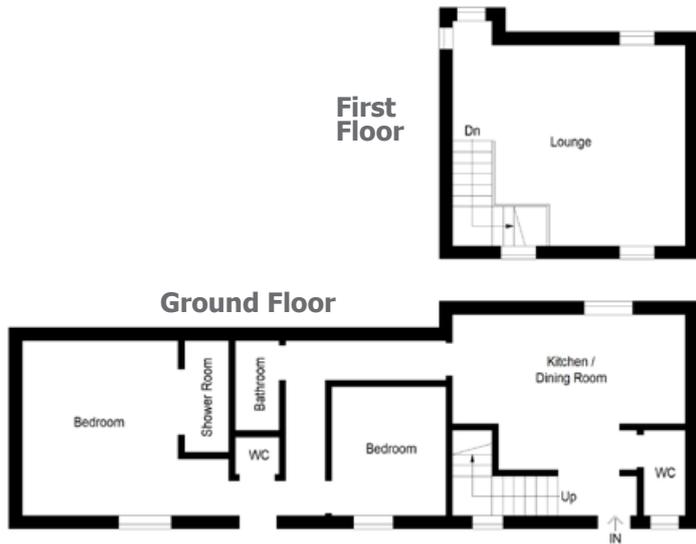




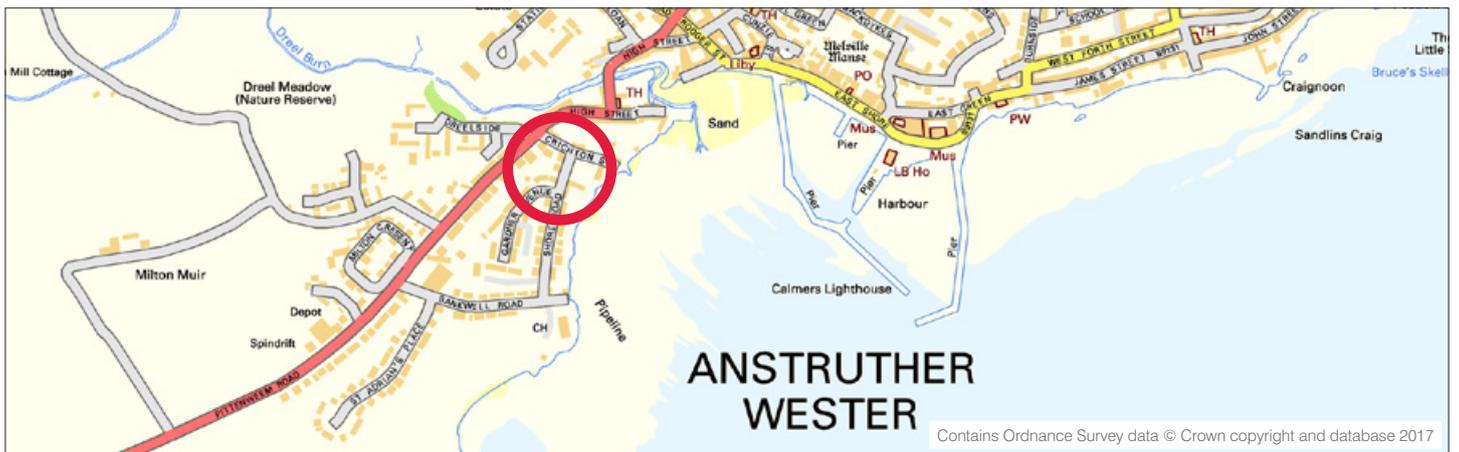
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Room Dimensions

Living Room	14'3 x 13'0	(4.34m x 3.96m)
Dining Kitchen	14'4 x 13'5	(4.37m x 4.09m)
Master Bedroom	13'5 x 13'2	(4.09m x 4.01m)
En Suite	8'2 x 2'6	(2.49m x 0.76m)
Bedroom 2	9'4 x 8'6	(2.84m x 2.59m)
Bath Room	5'3 x 3'3	(1.60m x 0.99m)
WC	4'4 x 3'2	(1.32m x 0.97m)



Illustrative only. Not to scale.



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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.

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