



Linne Bheag, School Green

| Anstruther | KY10 3HF

Thorntons 
Let's get a move on!





Linne Bheag, School Green

| Anstruther | KY10 3HF

Description

Impressive architect designed home extending to 150 sq m or thereby. Set within a south facing walled garden. Close to Picturesque harbour, foreshore and local amenities yet tucked away in a peaceful setting. Lovely open plan rooms, many with dual aspect, hardwood and Amtico flooring. Extended lounge and master bedroom providing both a Juliette balcony on the first floor and direct access to the garden from the lounge.





Description

Timber gates lead to the drive and entrance. The entrance vestibule leads into the reception hall with parquet flooring. Off the hall is the split level dining lounge. Steps lead to the main lounge with solid oak flooring and a living gas flame fire. The family room is a spacious sunroom, with doors leading directly out to the south facing garden. It is connected to the kitchen and large lounge. The kitchen is spacious and well equipped with a range cooker, ample wall and floor units. These public rooms all link together providing a wonderful natural flow, ideal for entertaining. The large lounge also provides a separate multi functional room if required. The WC and utility room with side door complete the ground floor. The first floor master bedroom has a Juliette balcony over the sunroom, this space is currently used as a painting area making the most of the roof top views. Fitted wardrobes and an en-suite shower room finish off this bright spacious room. The second bedroom is used as a study and benefits from fitted wardrobes, the third bedroom also has fitted wardrobes. The luxurious family bathroom has a free standing bath and separate shower cubicle. The fourth bedroom and linen cupboard complete the first floor. Outside a wonderful stone two storey height outhouse is currently used as a double garage and workshop, this building could be an exciting development opportunity. The mature garden grounds are well stocked with a variety of shrubs and plants providing year round interest, the ornamental pond stocked with water lilies and fish is a central focal point surrounded by patio. EPC D.



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 hostelrys.

The Waid Academy, the local comprehensive school and community center, 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.







Living Room	20'2 x 16'3	6.15m x 4.95m
Sitting Room	17'6 x 12'6	5.33m x 3.81m
Sunroom	9'6 x 5'8	2.90m x 1.73m
Kitchen	18'5 x 9'8	5.61m x 2.95m
Dining Room	12'1 x 7'4	3.68m x 2.24m
Utility	8'3 x 7'8	2.51m x 2.34m
WC	8'5 x 4'5	2.57m x 1.35m
Master Bedroom	17'3 x 14'6	5.26m x 4.42m
En-Suite	7'8 x 4'6	2.34m x 1.37m
Study	14'3 x 8'9	4.34m x 2.67m
Bedroom	10'8 x 9'2	3.25m x 2.79m
Bedroom	8'0 x 6'2	2.44m x 1.88m
Bathroom	14'1 x 7'7	4.29m x 2.31m

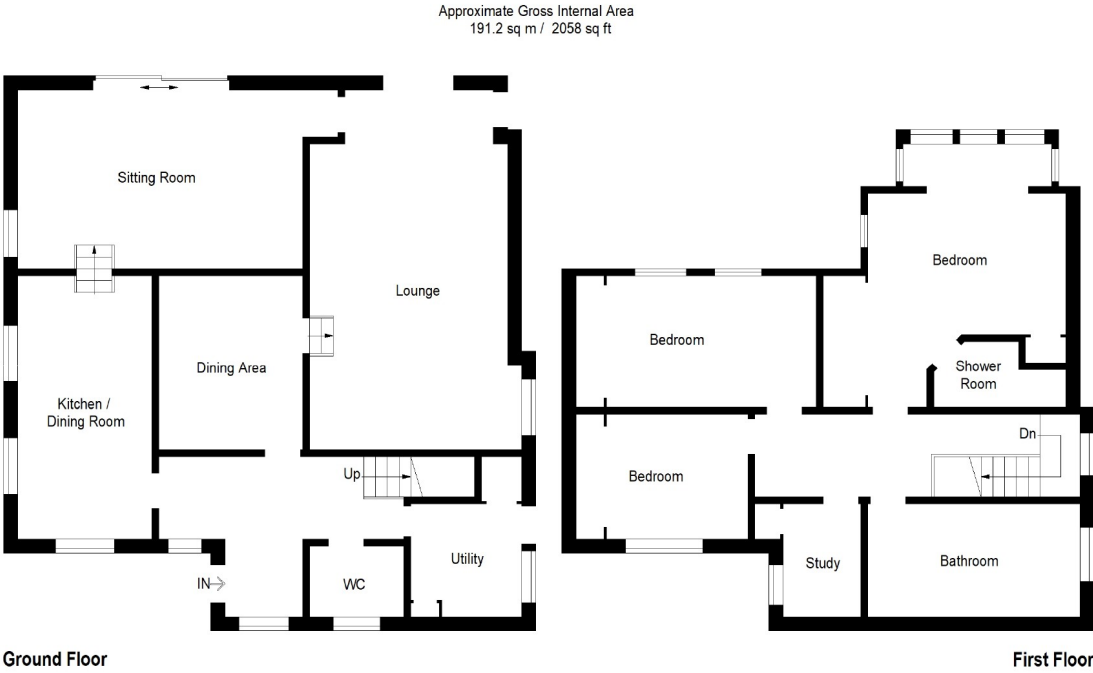


Illustration For Identification Purposes Only. Not To Scale (ID:505549 / Ref:68486)