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*Let's get a move on!*



28 Pickford Crescent

| Anstruther | KY10 3AL





## 28 Pickford Crescent

| Anstruther | KY10 3AL

Offers Over £330,000

Substantial detached home, commanding exceptional elevated Sea Views . The large entrance vestibule with cloaks cupboard leads into the reception hall with feature timber staircase. Leading in turn to all the ground floor rooms. An impressive lounge of generous proportions makes the most of the superb views. A formal dining room could be used as a fourth bedroom if needed. The main bedroom looks over the back garden. The family bathroom is adjacent to the this room with a bath and separate shower. Bedroom two looks over the front garden also enjoying the southerly aspect, views of the Firth of Forth and benefits from fitted wardrobe. The dining kitchen is the original kitchen with a good sized utility room off leads out to the back garden and double garage. The first floor has the third bedroom with fitted wardrobe, spacious WC and a large floored attic room with elevated sea views. This room would be easy to convert to further accommodation subject to the normal planning permission authorities. The house is set amidst a large garden, predominantly south facing enjoying sea views giving plenty scope to develop the house if desired. The double garage to the side of the house, drive and spacious back garden are all further benefits.



- Superb Location

- Stunning Sea Views

- Large South Facing Garden

- Development Potential

- Lounge

- Three Bedrooms

- Dining Room/ Bed 4

- Dining Kitchen

- Family Bath Room

- Utility Room

- Large Attic Room

- WC, GCH, DG, EPC E





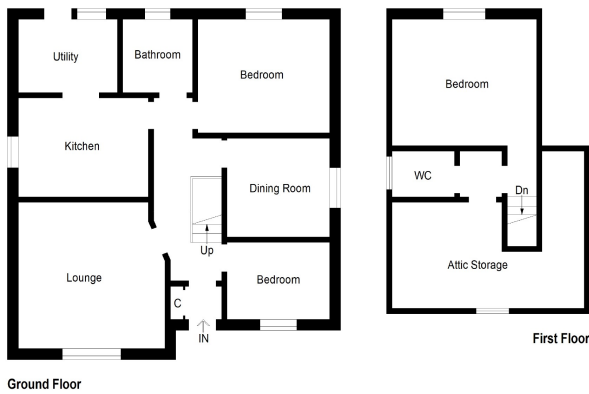


Illustration For Identification Purposes Only. Not To Scale (ID537717 / Ref 69721)

Entrance Vestibule	5'9 x 4'9	1.75m x 1.45m
Lounge	21'6 x 14'2	6.55m x 4.32m
Dining Room / Bedroom 4	11'8 x 10'5	3.56m x 3.18m
Dining Kitchen	14'11 x 11'2	4.55m x 3.40m
Utility	10'8 x 8'4	3.25m x 2.54m
Bedroom 1	14'3 x 12'1	4.34m x 3.68m
Bedroom 2	10'5 x 10'1	3.18m x 3.07m
Bedroom 3	11'9 x 10'0	3.58m x 3.05m
Bath Room	8'0 x 6'2	2.44m x 1.88m
WC	6'5 x 7'1	1.96m x 2.16m
Floored Attic Room	23'4 x 18'9	7.11m x 5.72m

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