



2 Elizabeth Place, Anstruther, KY10 3DG  
Offers over £120,000

# 2 Elizabeth Place Anstruther KY10 3DG

**OFFERS OVER**  
**£120,000**

This excellent first floor flat is located in an prime position just a short walk from all local amenities including harbour, shops, primary school and golf course. It enjoys views from the front along the Dreel Burn to Anstruther harbour, and there is a convenient public car park only moments walk from the flat, located at the esplanade.

The property is well presented and in good decorative order. It benefits from gas fired central heating. Entry is by way of an external stair to first floor level where the front door opens to a vestibule and on to the hall.

The lounge/dining room is positioned to the front of the property with large windows looking towards the Dreel Burn and the harbour. It is a spacious room with a fireplace. The kitchen is fitted with wooden wall and floor cabinets with wooden and stainless steel work tops, and the free standing appliances will be included. There is a cupboard which houses the boiler.

The two bedrooms are good sized double rooms and bedroom one is particularly spacious with a wall of wardrobes providing ample storage. It enjoys views past Dreel Halls to the harbour. Bedroom two is also fitted with a built in wardrobe. The bathroom is equipped with a bath with over-bath electric shower and screen, wc and sink.

Further storage is found in the hall where there is a

large cupboard, and externally there is a large lockable store underneath the exterior staircase. To the rear of the property is a shared courtyard which is paved and fitted with drying lines for the use of all residents. The property has been successfully let for a number of years, most recently achieving £525 per calendar month and easily let with very little time between tenants.







- First floor flat
- Lovely outlooks
- Close to all amenities
- Large lounge/dining room
- Kitchen
- Two double bedrooms, Bathroom
- Gas fired central heating
- Shared paved drying area

#### **INCLUDED**

All carpets and floor coverings  
Curtains and blinds  
White goods and furniture all available by separate negotiation

#### **SERVICES**

Gas  
Water  
Electricity  
Drainage

#### **VIEWING**

By Appointment Through Our St Andrews Office  
Telephone: 01334 477700

**COUNCIL TAX BAND B**  
**EPC RATING C**  
**FLOOR AREA 62 sqm**



## Room Sizes

*Approximate measurements*

Lounge/Dining Room	18'11" x 12'1"	5.76m x 3.69m
Kitchen	7'8" x 10'10"	2.33m x 3.31m
Bedroom 1	9'11" x 12'2"	3.03m x 3.72m
Bedroom 2	7'9" x 10'4"	2.35m x 3.14m
Bathroom	6'5" x 7'5"	1.95m x 2.25m

## Plan demonstrative only



**WWW.ROLLOS.CO.UK**

24 hour answering service at all our offices

### CUPAR

67 Crossgate, Cupar,  
Fife KY15 5AS  
T: 01334 654081  
E: cupar@rollos.co.uk

### AUCHTERMUCHTY

36 Cupar Road, Auchtermuchty,  
Fife KY14 7DD  
T: 01337 828775  
E: auchtermuchty@rollos.co.uk

### ST ANDREWS

6 Bell Street, St Andrews,  
Fife KY16 9UX  
T: 01334 477700  
E: standrews@rollos.co.uk

### ST ANDREWS

114 South Street, St Andrews,  
Fife KY16 9QD  
T: 01334 477774  
E: propertyletting@rollos.co.uk

### GLENROTHES

North House, North Street,  
Glenrothes, Fife KY7 5NA  
T: 01592 759414  
E: glenrothes@rollos.co.uk

We are pleased to offer a  
**free valuation and quotation**  
without any obligation.

Contact our Property Department  
at any of our offices.