



**5 CRICTON STREET
ANSTRUTHER, KY10 3DE**

£895 PER MONTH

Award Winning Home Sweet Home Estate Agents Fife are delighted to present to the market FOR LET & AVAILABLE NOW a Beautiful Ground Floor Apartment within a desirable location close to Harbour & all amenities. Comprising Security Entry - Entrance Hall - Spacious Lounge - Two Double Bedrooms Master En-Suite Shower-room - Modern Breakfasting Kitchen with Gas Hob, Oven, Extractor Fan. Modern Bathroom/WC. Residents Off Street Parking & Communal garden. Benefitting from Oak internal doors - DG- GCH - EPC C - LRN 381854/250/25541 - LARN2103004. View Now!



**home sweet home
estate agents**
your local property experts

5 CRICTON STREET

- BEAUTIFUL GROUND FLOOR APARTMENT • 2 DBL BEDROOMS MASTER EN-SUITE • DG- GCH - EPC C • LRN381854/250/25541 - LARN2103004
- SPACIOUS LOUNGE • BREAKFASTING KITCHEN • MODERN BATHROOM/WC • OFF STREET PARKING - COMMUNAL GARDEN • SECURITY ENTRY • NO PETS - NO SMOKERS - NO SHARERS



FULL DESCRIPTION

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LOCATION

Anstruther is a charming fishing village in the East Neuk of Fife. Located 9 miles South East of St Andrews. Its main industry is tourism, fishing & farming. Offering harbour, golf course & Fife coastal path for walking with excellent B roads for mountain biking. Education is offered by the local authority school & Waid Academy which is one of the top performing secondary schools.

SECURITY ENTRY

Intercom system.

ENTRANCE HALL

Freshly presented in neutral tones. Oak veneer internal doors. Downlighting. Cloak cupboard houses Fuse box. Smoke Detector. Laminate floor.

LOUNGE

Generous & bright room with 2 DG Sash/ Case windows to front. Downlighting. Chrome sockets & switches. Cable point. Laminate floor. Smoke detector.

BREAKFASTING KITCHEN

Fitted with range of modern wall & base cabinets, wipe clean worktop, inset sink, appliances to include Gas hob, oven, extractor. DG Sash/ Case window to front. Smoke/Heat detector. Laminate floor.

MASTER BEDROOM

Spacious main double bedroom with double mirrored wardrobes. 2 DG Sash/ Case windows to rear. Laminate floor.

EN-SUITE SHOWER-ROOM/WC

Features double shower - Wash hand basin - Low level wc. Downlighting. Extractor fan. Chrome radiator.

BEDROOM 2

Spacious second double bedroom with double mirrored wardrobes. DG Sash/ Case window to rear. Chrome sockets & switches. Laminate floor.

MODERN BATHROOM

Comprising bath with over head shower. Wash hand basin. Low level wc. Tiled splashback. Extractor fan. Downlighting. Chrome Radiator.

OFF STREET PARKING

Parking for off street parking & additional visitor space.

EXTERNAL

Landscaped shared rear garden mainly stone chipped with rope swag around paving. Bordered by plants & shrubs. Bin storage area.

5 CRICTON STREET





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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