

# 18 Gardner Avenue

ANSTRUTHER, KY10 3EE



*Lovely bungalow located in a quiet cul-de-sac*



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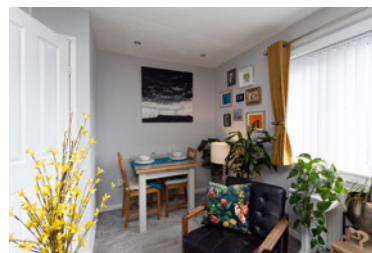
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18 Gardner Avenue is a delightful bungalow situated within a sought-after location. The property has been carefully maintained over the years and is presented in immaculate order throughout. The property enjoys a central location within the town and therefore provides access to a range of local facilities within a short walk.

The property itself has been well maintained by the current owner and offers comfortable accommodation. It would make for a fantastic first-time purchase or retirement Home. Benefits include gas central heating and double glazing.

# THE LOUNGE



Internally the accommodation extends to an entrance hall, a bright lounge with a feature fire with surround and a fitted kitchen with a selection of wall and base units with access leading out onto the well-maintained and secluded gardens.

# THE KITCHEN



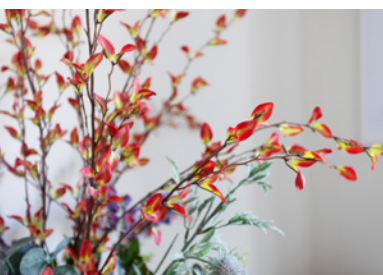
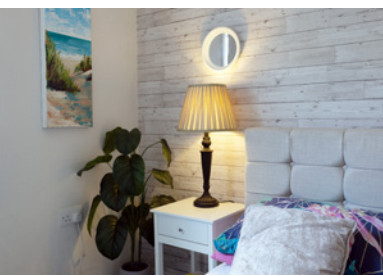


The family bathroom has a white modern suite and the spacious bedroom is a good size with space for free-standing furniture configurations. A small box room completes the accommodation on offer.

# THE BATHROOM



# THE BEDROOM

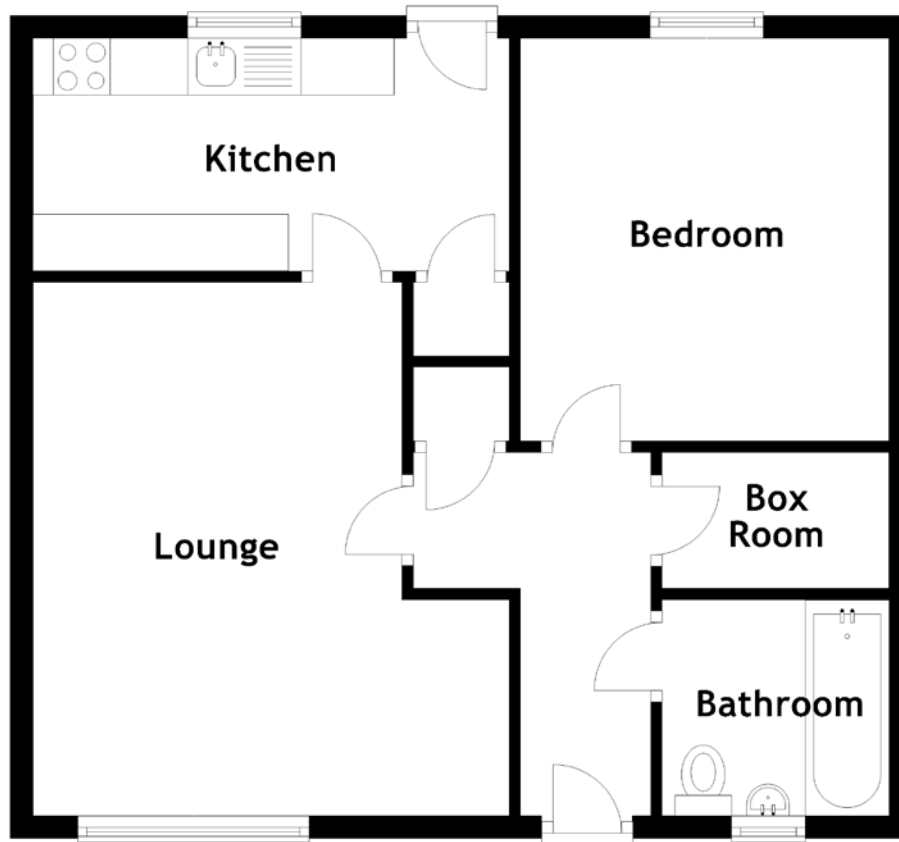


The outside space includes low maintenance and well-mature front and rear gardens with street parking.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 4.20m (13'9")
Kitchen	4.25m (13'11") x 2.05m (6'9")
Bedroom	3.55m (11'8") x 3.25m (10'8")
Box Room	2.00m (6'7") x 1.20m (3'11")
Bathroom	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 50m<sup>2</sup>  
EPC Rating: C

Extras: Floor coverings, light fittings, blinds and window dressings.



# THE LOCATION

Anstruther is a charming fishing village in the East of Fife. It is located south of St Andrews and is the largest in a string of pretty, old-fashioned fishing villages along the stretch of Fife coast known as the East Neuk.







It is a typical seaside village with many of the shops in a long line overlooking the harbour. One of the area's top attractions is simply tucking into a quality fish supper from the Anstruther Fish Bar, which in recent years has won several awards including UK Fish and Chip Shop of the Year.



# McEwan Fraser Legal

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