




McEwan Fraser Legal
Solicitors & Estate Agents
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5 Trade Street
KILRENNY, ANSTRUTHER, KY10 3JG

THE LOCATION

KILRENNY, ANSTRUTHER, KY10 3JG

Kilrenny is a village in Fife, Scotland. Part of the East Neuk, it lies immediately to the north of (but inland and separate from) Anstruther on the south Fife coast. Anstruther is situated between Crail and Pittenweem and is the largest of the coastal villages of the East Neuk. It is a bustling town which has retained many of its traditional features with its cobbled streets, narrow wynds, whitewashed cottages, crow-stepped gables and red pantiled roofs. Local amenities include a supermarket, doctors, opticians and dental surgery, as well as the variety of shops and services that you would expect from a large coastal town. It also has a picturesque marina which is home to a variety of vessels in the harbour area, three beaches and stunning coastal views.

Primary Schooling takes place in the new ultra-modern Anstruther Primary School and Secondary schooling can be found at nearby Waid Academy in Anstruther. The ancient university town and golfing haven of St. Andrews can be reached in around fifteen minutes and here you will find an abundance of shops to meet a variety of needs along with a selection of golf courses, including the Old Course which has to be played to be believed.

The larger Fife towns of Kirkcaldy and Glenrothes can be reached in twenty-five to thirty minutes. with the motorway network having been improved, travelling distance to the capital Edinburgh has been reduced to around forty-five to sixty minutes, with the nearby Leuchars rail station providing daily services to the north and south of the country.





5 TRADE STREET

KILRENNY, ANSTRUTHER, KY10 3JG

5 Trades street is a delightful semi-detached cottage situated within a sought after location. The property has been carefully maintained over the years and is presented in good order throughout. The property enjoys a central location within the village 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 family purchase. Benefits include gas heating and original wood sash and case windows. Internally the accommodation extends to an entrance hall, a family bathroom with a white suite and walk-in shower, a bright lounge with a feature window flooding the room with natural light, and a fitted kitchen with a selection of wall and base units and space for a dining table and chairs. Also to this level, you will find two large double bedrooms with wardrobes, this completes the accommodation on offer.

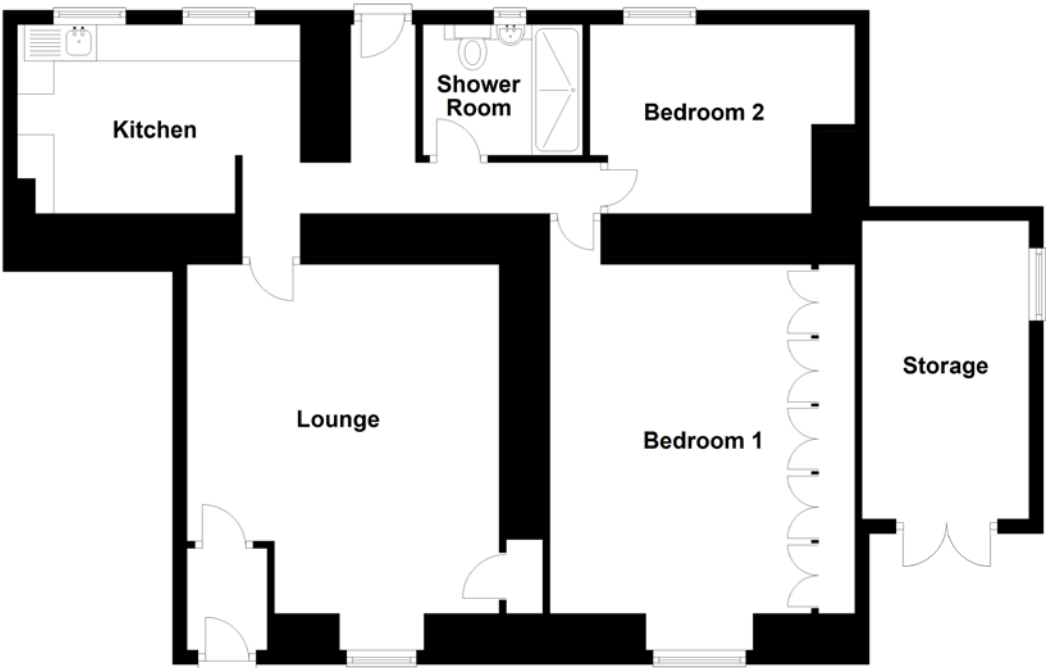
The outside space includes a low maintenance and well-matured rear garden with off-street parking. This is a must-see to appreciate the property on offer.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

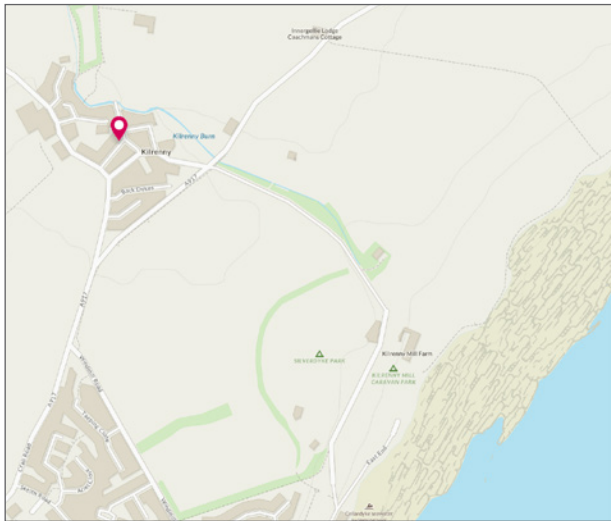


Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 4.30m (14'1")
Kitchen	3.90m (12'9") x 2.60m (8'6")
Bedroom 1	5.40m (17'9") x 4.20m (13'9")
Bedroom 2	3.50m (11'6") x 2.60m (8'6")
Shower Room	2.20m (7'3") x 1.70m (5'7")
Storage	4.10m (13'5") x 2.30m (7'7")

Gross internal floor area (m²): 74m² | EPC Rating: E

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.





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