



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**47 Shore Street**

ANSTRUTHER, FIFE, KY10 3AQ



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.



McEwan Fraser Legal is delighted to present this unique villa set within a popular seaside location with stunning views across the harbour. 47 Shore Street is a beautifully presented villa in truly walk-

in condition. This delightful upper villa with neutral décor throughout, this spacious first floor double upper apartment is located in the heart of a beautiful seaside town. A fantastic opportunity for a couple,

small family or an investment purchaser.

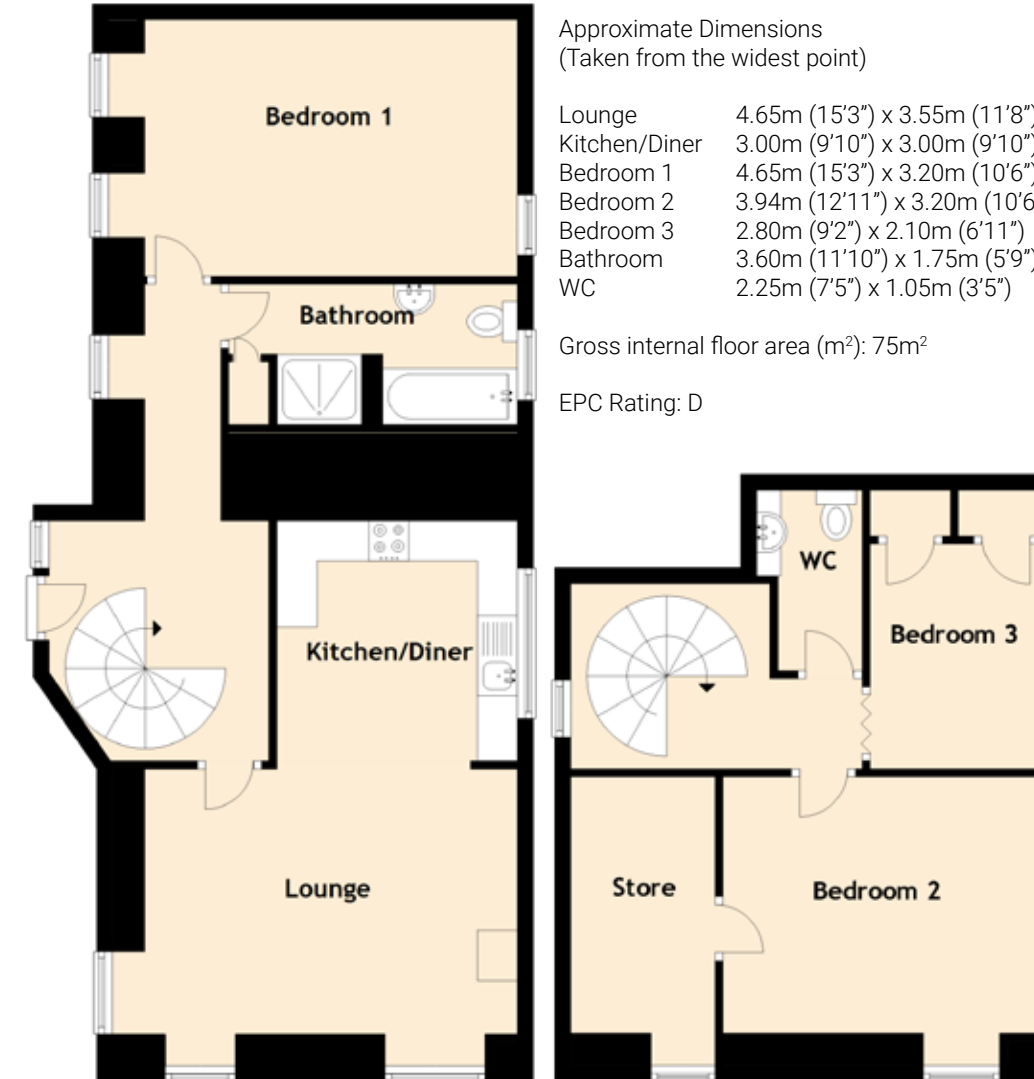
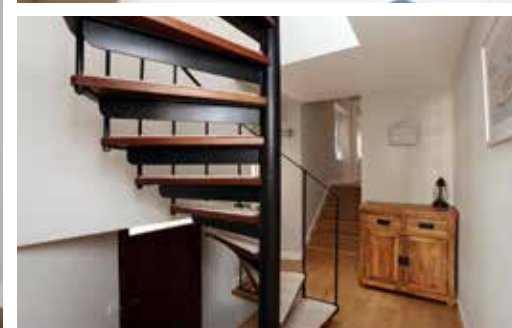
The accommodation briefly comprises of a spacious and bright lounge and dining area with large windows filling the room with

natural light and beautiful views across the harbour. Access is gained from here into the modern kitchen with a good range of floor and wall-mounted units. The hallway features a very useful storage cupboard. To

the rear of the property, you will discover a large double bedroom and a wonderful four-piece family bathroom with shower. The upper level has two further double bedrooms with a stylish bathroom with

lovely views across Fife.

In addition, the property has gas central heating, double-glazing. Ample parking is provided to the front of the property.






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