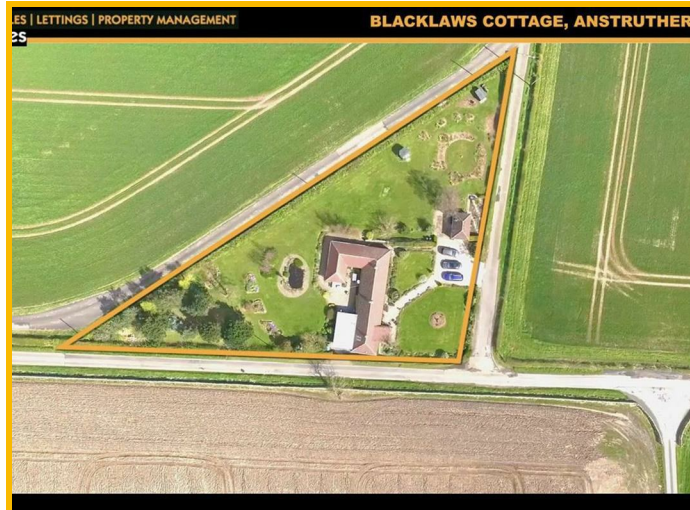




Blacklaws Cottage Anstruther, Fife, KY10 3JZ

Offers Over £650,000

STUNNING 4 Bedroom 3 Reception 3 Bathroom Detached Cottage FINISHED TO A HIGH STANDARD with PANORAMIC COUNTRYSIDE VIEWS towards the Firth of Forth situated on 0.9 acres. Locally, Anstruther provides all essential amenities including Primary/Secondary Schools with easy access to the Fife Coastal Path, Beach, Harbour and choice of Golf Courses making this a prime location. Accommodation: Sun porch, sitting room, breakfasting kitchen, dining room, master bedroom with an ensuite shower room, 3 further double bedrooms, garden room, bathroom and a shower room. DG. Biomass CH. Beautifully landscaped gardens with POTENTIAL TO DEVELOP FURTHER. Detached garage. PERSONAL PROPERTY and LOCATION TOUR available online.



LOCATION

Located 1.8 miles outside Anstruther which is a charming fishing village in the East Neuk of Fife. Located 9 miles Southeast of St Andrews, it is the largest in a string of delightful, old-fashioned fishing villages along the stretch of the Fife coast known as the East Neuk. Its main industry is tourism, fishing and farming. Recreationally there is a harbour, golf course and the Fife Coastal Path for walking and running as well as excellent B roads for cycling and tracks for mountain biking. Education is provided by the local primary school and Waid Academy which is one of the top-performing secondary schools in Fife. Making this one of the most desirable places to live.

DIRECTIONS

Please contact agent for further information.

ENTRANCE

Access is via a solid timber door leading into the sun porch.

SUNPORCH

10'11" x 6'8" (3.35m x 2.04m)

Bright sunporch to the front of the property with wall-to-wall double-glazed windows with a stunning countryside view towards the Firth of Forth. Built-in shelving/storage space. Radiator. Engineered wood flooring. Glazed timber door leads into the sitting room.

SITTING ROOM

24'4" x 16'4" (7.36m x 5.00m)

Spacious sitting room with double-glazed sash and case windows to the rear and front with gorgeous countryside views towards the Firth of Forth. Feature log burning stove set on a stone hearth. Alcove provides display/shelving/storage space. 2 radiators. Engineered wood flooring. Hatch provides access to a loft space. A timber door leads to the inner hall. Architecturally design to be open plan to the breakfasting kitchen and dining room to provide the natural flow when entertaining guests.

BREAKFASTING KITCHEN

18'3" x 13'0" (5.58m x 3.97m)

Stunning fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating upstand. Island provides a social dining space with additional storage and food preparation area. Integrated appliances include tumble dryer, washing machine, fridge, freezer, dishwasher and a freestanding Rangemaster cooker with induction hob, ovens and grill. Double-glazed sash and case windows to front again with a stunning countryside view towards the Firth of Forth. 2 Velux windows provide additional natural light. Hatch provides access to a loft space. Radiator. Engineered wood flooring. Archway leads to the dining room.

DINING ROOM

5.82m x 3.52m

Bright dining room with 2 floor to ceiling triple-glazed windows to the rear overlooking the garden. Radiator. Engineered wood flooring. Doorway to the shower room and rear hall. Triple-glazed sliding patio doors lead to the rear garden.

REAR HALL

Provides a storage area with fixed shelving and access to the exterior of the property. Tiled flooring. Doorway to the shower room.

SHOWER ROOM

7'11" x 5'4" (2.43m x 1.64m)

Luxury 3-piece suite comprising: W.C, vanity wash hand basin and a walk-in shower with fixed screen and a thermostatic control shower. Opaque triple-glazed window to the side. Fully tiled. Vertical radiator. Tiled flooring.

INNER HALL

Located off the sitting room with 2 cupboards providing shelving/storage space. 2 hatches provide access to further loft areas. Double-glazed window to the rear. Radiator. Carpeted.

MASTER BEDROOM

13'6" x 13'0" (4.13m x 3.97m)

Spacious double bedroom with double-glazed sash and case windows to the side and front, with stunning views towards the Firth of Forth. Fitted wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

9'7" x 4'9" (2.94m x 1.45m)

Beautiful 3-piece ensuite comprising: W.C, vanity wash hand basin and a shower enclosure with sliding door and a thermostatic control shower. Opaque double-glazed sash and case window to the side. Partially wet walled. Vertical radiator. Vinyl flooring.

BEDROOM 2

14'0" x 11'0" (4.27m x 3.36m)

Additional double bedroom with 2 double-glazed sash and case windows to the front with a stunning countryside view towards the Firth of Forth. Cupboard provides shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 3

13'6" x 12'7" (4.12m x 3.84m)

Further bright double bedroom with 2 double-glazed sash and case windows to the front with stunning countryside view towards the Firth

of Forth. Shelved alcove provides display/storage space with additional shelving/hanging/storage cupboard. Radiator. Carpeted.

BATHROOM

9'4" x 9'1" (2.86m x 2.79m)

Luxury 4-piece suite comprising: W.C, vanity wash hand basin, corner spa style bath and a shower enclosure with sliding door and an electric shower unit. Opaque double-glazed sash and case window to the side. Cupboard houses the hot water cylinder. Fully tiled / wet walled. Radiator. Tiled flooring.

BEDROOM 4

16'7" x 15'8" (5.06m x 4.80m)

Double bedroom with double-glazed windows to the side and rear overlooking the garden. 2 radiators. Carpeted. Glazed double timber doors lead into the garden room

GARDEN ROOM

13'3" x 12'6" (4.05m x 3.83m)

Beautiful additional living space with wrap around double-glazed windows overlooking the rear garden. Radiator. Wood flooring. Patio door provides access to the rear garden.

GARDEN

The property is nestled into 0.9 acres of stunning landscaped gardens to the front side and rear with many incredibly beautiful features and areas to enjoy. The gardens are mostly laid to lawn with borders containing an array of established plants, shrubs and trees providing bursts of colour across the seasons. The front of the property has a spacious driveway providing ample parking for several vehicles and leads to the detached garage. The side garden has a summer house with a sheltered spot to enjoy recreation time throughout the day and a vegetable plot ideal for growing your own home produce. The rear garden has a feature pond with mature plants providing an ideal haven for wildlife. A low maintenance patio accessed via the dining room and sunroom is laid with gravel providing the perfect spot for garden furniture to relax, entertaining family and friends in complete privacy all day long.

GARAGE

18'10" x 12'5" (5.75m x 3.80m)

Detached garage with metal up and over door provides secure parking with ample additional storage space. Floor standing biomass automatic central heating boiler. Provision for light and power with concrete flooring. Floored overhead providing additional storage space.

AGENTS NOTES

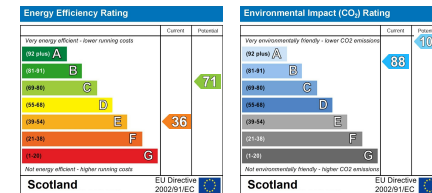
Please note that all room sizes are measured approximate to widest points.







THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.