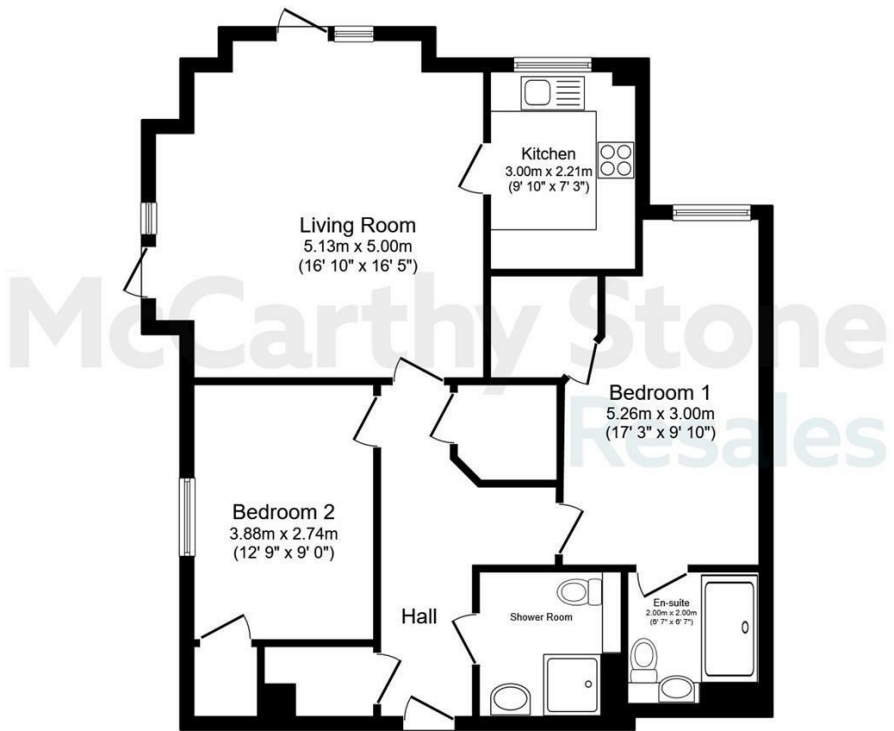


12 Beacon Court

Craws Nest Court, Anstruther, KY10 3FP



Total floor area 82.7 sq.m. (890 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	80	83
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland	70	74
EU Directive 2002/91/EC		

Offers over £240,000 Freehold

A bright and spacious two bedroom dual aspect retirement apartment on the ground floor with access to the patio and communal walled garden grounds. Beacon Court has beautiful communal areas such as a sun room & roof terrace with panoramic sea views over to Anstruther Harbour, May Island and beyond.

Call us on 0345 556 4104 to find out more

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# Beacon Court, Crows Nest Court, Anstruther

### Summary

Beacon Court was built by McCarthy Stone and has been designed and constructed for modern retirement living. The development built and completed for occupation in 2017, consists of 39 one and two-bedroom retirement apartments for the over 60s. The apartments boasts Sky/Sky+ connection points in lounge, walk-in wardrobes to bedroom and security door entry systems. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance and security systems. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance.

The Homeowners' lounge, sun room and roof terrace all provide a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (fee payable and subject to availability). It is a condition of purchase that single occupancy meet the age requirement of 60 years or over or a couple, one must meet the age requirement and the other be of 55 years plus.

### Local Area

Beacon Court is situated in Anstruther, a coastal town renowned for its beautiful harbour, attractive mix of shopping and of course, delicious fish and chips! Originally a fishing village, this pretty town has a deep rooted history - much of which is showcased at the Scottish Fisheries Museum, one of Anstruther's top attractions and has an RNLI station. Another popular attraction for nature lovers is the Isle of May, which can be reached by ferry in the summer months from Anstruther Harbour. The island offers an abundance of wildlife both on land and in the surrounding waters, including various seabirds such as puffins and guillemots, plus sealife including seals, dolphins and even whales if you are very lucky! From the development you are within walking distance to the town and can enjoy walks along scenic coastal paths of the East Neuk.

### 12 Beacon Court

Apartment 12 is located on the ground floor in a lovely quiet corner position with dual aspect and access to the patio areas



and communal walled garden grounds. The apartment is ideally located for access to the Homeowners' lounge and there is a lift to the sun lounge and roof terrace on the 2nd floor.

### Entrance Hall

Welcoming entrance hall with a generous walk-in storage/airing cupboard and further storage space. There is a 24-hour care-line emergency response pull cord system is situated in the hall, illuminated light switches, smoke detector and an apartment security door entry system with intercom. Doors lead to the bedrooms, living room and shower room.

### Living Room

A spacious and bright dual aspect living room with access to the patio and communal walled gardens. The room is well appointed with TV and telephone points. two decorative light fittings, raised electric power sockets, laminate flooring continues throughout the living room, hall and bedroom two, main bedroom is carpeted. A partial glazed door leads onto a separate kitchen.

### Kitchen

Contemporary fully fitted kitchen with tiled floor has everything you need. Stainless steel sink with mono block lever tap. Bosch appliances including a built-in oven, ceramic hob with extractor hood, fitted integrated fridge, freezer and a free standing dishwasher. Under pelmet lighting and floor level heater. Decorative Roman blind.

### Bedroom Ensuite

A good sized double bedroom with a generous walk in wardrobe with plenty of hanging and storage space. Ceiling lights, wall mounted electric heater and TV and phone point. Carpeted flooring

The ensuite is fully tiled comprising a walk-in shower enclosure, WC, vanity unit with sink and mirror above and wall mounted shelving corner unit and heated towel rail. There is an emergency pull cord for peace of mind.

### Bedroom Two

Double bedroom with a storage cupboard, wall mounted electric panel heater, TV and phone point.

### Shower Room

Fully tiled and fitted with suite comprising of shower cubicle, WC, vanity unit with sink and mirror above.



# 2 Bed | Offers over £240,000

### Service Charge

- Cleaning of communal and external windows
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- 1% Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Service Charge £341.41 monthly (£4,096.91 per annum) year ending 31/8/26

### Residents Parking

Parking is by allocated space subject to availability. The fee is usually £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

### Additional Notes

Carpets, blinds, integrated appliances and free standing dishwasher

- Fibre to the Cabinet Broadband & Copper Broadband available (Check the Openreach website for speeds)
- Safety and Security - door camera entry, fire-detection system and 24 hour emergency call-out system and pendants provided
- Mains water and electricity
- Electric night storage and wall mounted electric panel heaters
- Clean air fan system throughout the apartment
- Mains drainage
- Access to residents' communal lounge, sun lounge, roof terrace and landscaped gardens
- There is also a mechanical air extract/vent system that recycles warm air within the flat.

