



MAYVIEW AVENUE ANSTRUTHER | OFFERS OVER £169,950  
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# MAYVIEW AVENUE

## ANSTRUTHER

£169,950

SOLD ANOTHER ONE ! SIMILAR PROPERTIES REQUIRED. REGISTERED BUYERS WAITING

Emma Morgan of AMAZING RESULTS!™ East Fife is delighted to offer to the market this superbly presented 3 bedroom mid terraced villa, situated in a desirable location in Anstruther. Close to all local amenities, schools and parks, this property would be ideally suited for families. Well proportioned accommodation, and move-in condition provides a lovely warm, homely feeling.

### DESCRIPTION

This well proportioned property comprises of front garden with rear garden boasting a substantial shed offering excellent storage and a raised decked area. Front door leading to hallway with ample cloakroom storage. The ground floor offers good-sized living space with natural light, including Lounge, separate Dining Room and fully refitted Kitchen. Stairs to landing. First floor offers 3 good-sized bedrooms, master with mirrored built-in wardrobes. Bathroom is fully tiled has a W/C, sink unit with under storage cupboards, and a walk-in shower. The property is double glazed throughout and has electric heaters.

### Living Room

12'05" x 11'66"

### Dining Room

8'64" x 11'64"

### Kitchen

8'4" x 8'94"

### Bedroom 1

12'12" x 9'7"

### Bedroom 2

8'65" x 11'74"

### Bedroom 3

10'70" x 9'02"

### Bathroom

5'33" x 6'29"

### Shed

14'12" x 15'48"

Must be viewed to be appreciated. Shown by appointment only, please call your local Estate Agent Emma Morgan to see this home today. The seller is represented by AMAZING RESULTS!™ Estate Agents. 01333 317817.

### SITUATION

Anstruther is a quaint and charming fishing village in the East Neuk of Fife. Located south of St Andrews, Anstruther is the largest in a pretty cluster of old-fashioned fishing villages, scattered across a stretch of Fife coast known as the East Neuk. With its stunning coastline, unique and quirky properties, and fabulous community it's easy to see why so many people fall for its appeal. Captivated by its beauty Anstruther has not only become a desirable place to live and work, but it also attracts many tourists.

Anstruther is a sought after and superb location particularly well served with primary and secondary schooling, and various private schools within easy travelling distance. Additionally there is wide a range of essential services and amenities including nearby hostels, public houses, convenience stores, a supermarket, galleries, gift shops and boutiques. With its regular public transport links to the nearest larger towns of Leven and St Andrews and further afield.

Anstruther offers a wide range of leisure and recreational attractions. It is the perfect place to enjoy all that the East Neuk has to offer. With its beautiful coast line, attractive scenery, fife coastal path, golf course and sandy beaches that surround the East Neuk it is ideally situated.

### KEY FEATURES

- Spacious Mid Terraced Villa
- 3 Bedrooms
- Fully Fitted Kitchen With Built In Appliances
- \* Separate Dining Room
- Tiled Bathroom With Shower Enclosure
- \* Front and Rear Gardens
- \* Substantial Sized Shed
- \*

### GARDENS & PARKING

Fenced front garden. An enclosed and secure rear garden, containing an insulated hot tub surround, and a large shed which will delight all who view! The shed has electricity and is large enough to be used for a multitude of purposes. Would be an ideal studio, work from home location, or storage as there is separate access to the rear garden.

### EXTRAS

All fitted floor coverings, blinds, curtains and integrated kitchen appliances are included in the purchase price.

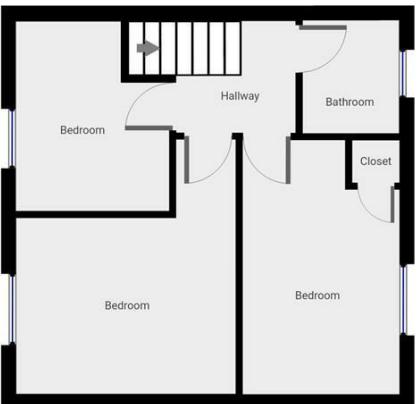
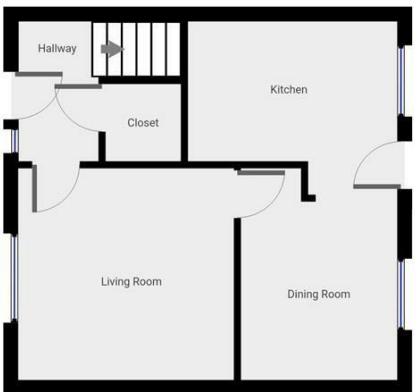
### ARRANGE A VIEWING

Viewing by appointment, please call your local Professional Estate Agent, Emma Morgan at AMAZING RESULTS!™- East Fife to see this property today. 01333 317817. To view additional Photographs, Floor Plans, Property Tours and Social Media content or to arrange a viewing online, please visit our website.

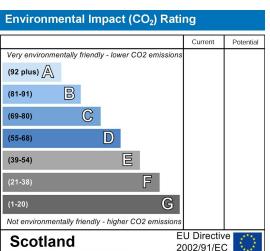
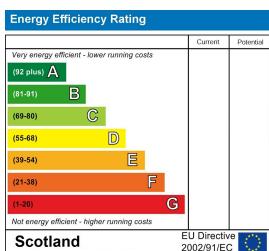
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To view this property call **AMAZING RESULTS!™** 01333 317817

or





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