

View from sitting room window below:



VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.

ENTRY

Entry by mutual agreement.

SERVICES

Mains electricity, water and drainage.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band C.

COUNCIL TAX

Council Tax Band B. The annual Council Tax payable at present is £1,262.71.

FIXTURES AND FITTINGS

Kitchen appliances, light fittings, fitted floor coverings, curtains and blinds are included in the sale.

Other moveable contents and fittings may be available by separate negotiation.

ASKING PRICE

Offers over £100,000 are invited.

OFFERS TO:-

Bradburne & Co., 139 South Street, St Andrews, Fife. KY16 9UN. Fax 01334 474399.

IMPORTANT NOTICE

These particulars do not constitute any part of an offer or a contract. All statements contained herein, while believed to be correct, are not guaranteed. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

A closing date for offers may be fixed by the Selling Agents and prospective purchasers are urged to note their interest formally to the Selling Agents. The Sellers reserve the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer for any part of the subjects of sale. Any plans or maps are reproduced from Ordnance Survey © Crown Copyright 2018 Licence Number 100010747.

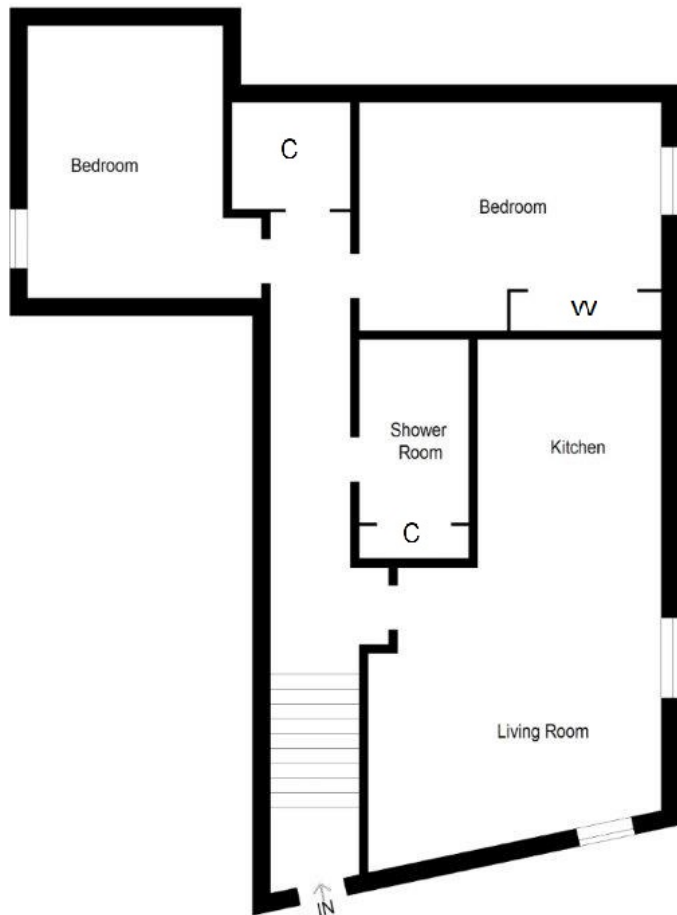


Illustration For Identification Purposes Only. Not To Scale (ID468266 / Ref:66933)

Dundee 22 miles

Kirkcaldy 22 miles

**14 Rodger Street,
Anstruther, Fife**

St Andrews 10 miles

Edinburgh 50 miles



FIRST FLOOR APARTMENT IN CENTRAL LOCATION WITH VIEW OVER ANSTRUTHER HARBOUR

Accommodation:

Open Plan Sitting Room/Dining Kitchen, 2 Bedrooms, Shower Room

**Electric Heating
Private door entry from pavement**

139 South Street St Andrews Fife KY16 9UN

Tel: 01334 479479 Fax: 01334 474399

Email: info@bradburne.co.uk Web: www.bradburne.co.uk

GENERAL DESCRIPTION

14 Rodger Street is an attractive first floor flat within the centre of Anstruther overlooking the Firth of Forth from an elevated position. Recently redecorated it comprises two double bedrooms, an open plan living/dining area with view to the south and west and a shower room. It has provided a steady income from letting and would make an ideal second or starter home.

SITUATION

Day to day amenities are well catered for in Anstruther including primary and secondary schools. A short drive away is St Andrews which offers a host of other facilities including shopping and cultural entertainment.

Anstruther has its own marina, golf course, leisure centre, health facilities and supermarket. The East Neuk is famous for its attractive fishing villages and the area is awash with leisure opportunities including water sports and golf.

The nearest railway station is at Leuchars (15 miles) and Dundee airport is 23 miles distant. Edinburgh is only 50 miles by car.

DIRECTIONS

From the roundabout on the coast road head towards the sea down Rodger Street. No 14 is on the left on the corner of the High Street with car parking on Rodger Street or the High Street.

For route planning the post code is KY10 3DU.

PARTICULARS OF SALE

The property is entered through a private double hard wood door into:-

Stairwell (W) Upstairs to accommodation.

Hallway
5.17m x 1.09m
18'9" x 3'6" Shelved alcove x 2. Shelved cupboard. Smoke detector.

Astragalled door into:-

L Shaped Sitting Room/Dining Kitchen (W) (S)
6.32m x 4.07m
20'8" x 13'4" Alcove with cupboards below. Cupboard housing electric meter. Heat detector. TV point. Telephone point.

Fitted kitchen with wall and base units. Tiled splashback. Stainless steel sink and drainer. Zanussi electric oven and hob. Beko washing machine and fridge. Bosch microwave.



Bedroom 1 (S)
4.02m x 2.89m
13'2" x 9'5" Built in wardrobe with cupboard above. Dimplex storage heater.



Bedroom 2 (N)
3.67m x 2.75m
12' x 8'10" Dimplex storage heater.

Shower Room
2.31m x 1.65m
7'7" x 5'4" Fully tiled. Shower cubicle with Mira Zest shower. Wash hand basin. WC. Vent Axa extractor fan. Cupboard housing hot water cylinder.

