

T: 01333 310481

E: [anstruther@thorntons-law.co.uk](mailto:anstruther@thorntons-law.co.uk)

[www.thorntons-property.co.uk](http://www.thorntons-property.co.uk)

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*Let's get a move on!*



3 West Forth Street

| Anstruther | KY10 3HL

Offers Over £300,000

# 3 West Forth Street

| Anstruther | KY10 3HL

Offers Over £300,000

Highly desirable detached home, with balcony enjoying stunning sea views. The accommodation is mainly on the ground floor with decked dining area and south facing garden. A master bedroom with study area and balcony are located on the first floor.

The entrance hall leads to the kitchen which is open to the formal dining area and adjoining living room. The living room has a cream enamel wood burning stove, solid oak flooring and double doors leading out to a decked seating / dining area. There are two double bedrooms on the ground floor and a shower room. The staircase with storage cupboard underneath leads to the first floor where there is a main bedroom with study area leading in and a bathroom making this a private suite as it were, The balcony from the bedroom makes the most of the stunning sea views over the roof tops toward Berwick Law and Anstruther Golf Course. The garden is mainly paved for ease of maintenance with a timber summer house and some raised flower beds. The double garage is a real benefit with electric doors. The property benefits from GCH, DG and modern build insulation and standards. Viewing is highly recommended to fully appreciate all it has to offer. EPC-C.

- Stunning Sea Views
- Modern Home
- Living Room, Wood Burning Stove
- Dining Room & Kitchen
- Three Bedrooms
- Shower Room & Bathroom
- Double Garage & Gardens
- Balcony, EPC C





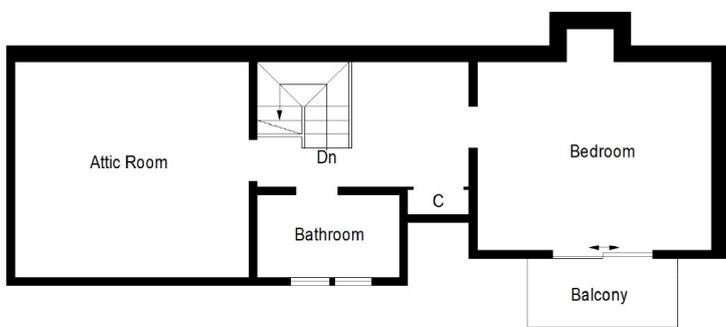
Living Room	17'2 x 12'2	5.23m x 3.71m
Kitchen	13'9 x 11'2	4.19m x 3.40m
Dining Room	11'1 x 8'8	3.38m x 2.64m
Bedroom	11'1 x 10'3	3.38m x 3.12m
Bedroom	13'0 x 7'8	3.96m x 2.34m
Shower Room	7'2 x 3'8	2.18m x 1.12m
Bedroom	13'9 x 13'2	4.19m x 4.01m
Dressing Room	7'7 x 7'1	2.31m x 2.16m
Bathroom	8'7 x 5'7	2.62m x 1.70m



Approximate Gross Internal Area = 121.5 sq m / 1308 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:455757 / Ref:66340)

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