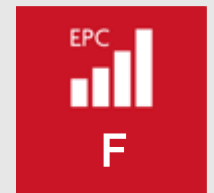
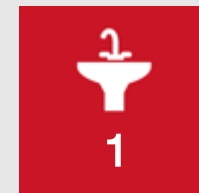
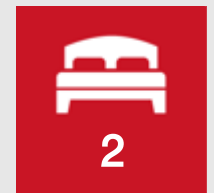
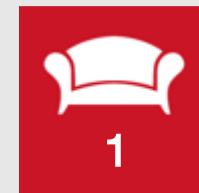




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Flat 2 Dunearn, 24 High Street
East, Anstruther, Fife KY10
3DQ





Summary

Occupying the upper floor of an impressive and distinctive period building in the heart of Anstruther, this spacious two-bedroom apartment extends to approximately 108.1 sq. metres and enjoys attractive rooftop views towards Anstruther Harbour and the Firth of Forth. The well-presented accommodation comprises a generous living room, open-plan dining kitchen/snug, two double bedrooms, a large bathroom with utility area, and excellent storage. The property successfully combines character features with modern comforts, including electric heating and traditional sash and case windows. Externally, there is access to a rear courtyard for bin storage and is used in common with the ground-floor commercial premises and neighbouring flat.

Features

- Spacious apartment within a landmark period building
- Bright living room with attractive bay window
- Open-plan dining kitchen/snug
- Two generous double bedrooms
- Large bathroom with integrated utility area
- Excellent storage including two separate store rooms
- Electric heating; EPC - F
- Traditional sash and case windows
- Harbour and sea views from the property

Room Measurements

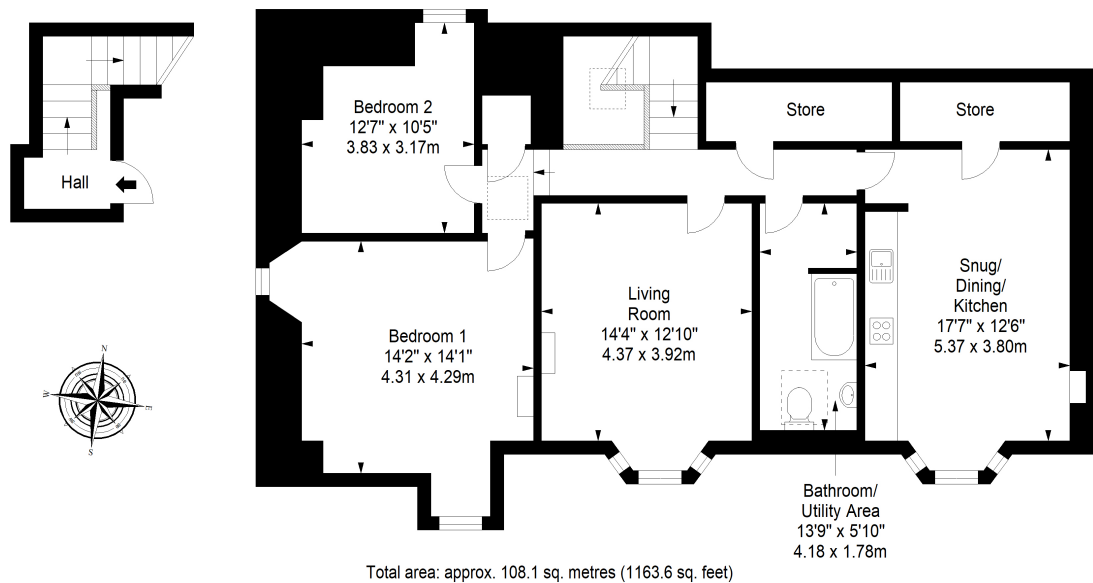
Living Room: 14'4 x 12'10 (4.37m x 3.92m)
 Snug/Dining/Kitchen: 17'7 x 12'6 (5.37m x 3.80m)
 Bedroom 1: 14'2 x 14'1 (4.31m x 4.29m)
 Bedroom 2: 12'7 x 10'5 (3.83m x 3.17m)
 Bathroom/Utility: 13'9 x 5'10 (4.18m x 1.78m)



Floorplan

First Floor
Approx. 5.5 sq. metres (59.2 sq. feet)

Second Floor
Approx. 102.6 sq. metres (1104.4 sq. feet)



While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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