

# 18 Gardner Avenue

ANSTRUTHER, KY10 3EE



*Lovely bungalow located in a quiet cul-de-sac*



01333 400 400



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



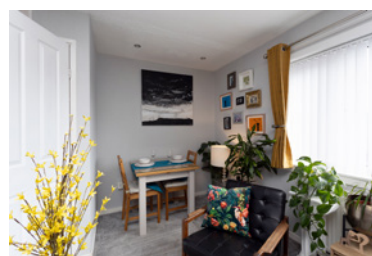
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



18 Gardner Avenue is a delightful bungalow situated within a sought-after location. The property has been carefully maintained over the years and is presented in immaculate order throughout. The property enjoys a central location within the town and therefore provides access to a range of local facilities within a short walk.

The property itself has been well maintained by the current owner and offers comfortable accommodation. It would make for a fantastic first-time purchase or retirement Home. Benefits include gas central heating and double glazing.

# THE LOUNGE



Internally the accommodation extends to an entrance hall, a bright lounge with a feature fire with surround and a fitted kitchen with a selection of wall and base units with access leading out onto the well-maintained and secluded gardens.

# THE KITCHEN



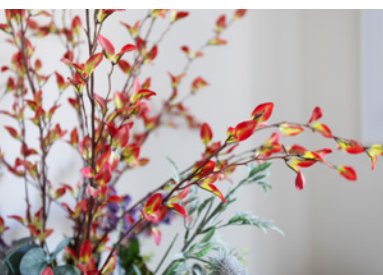


The family bathroom has a white modern suite and the spacious bedroom is a good size with space for free-standing furniture configurations. A small box room completes the accommodation on offer.

# THE BATHROOM



# THE BEDROOM

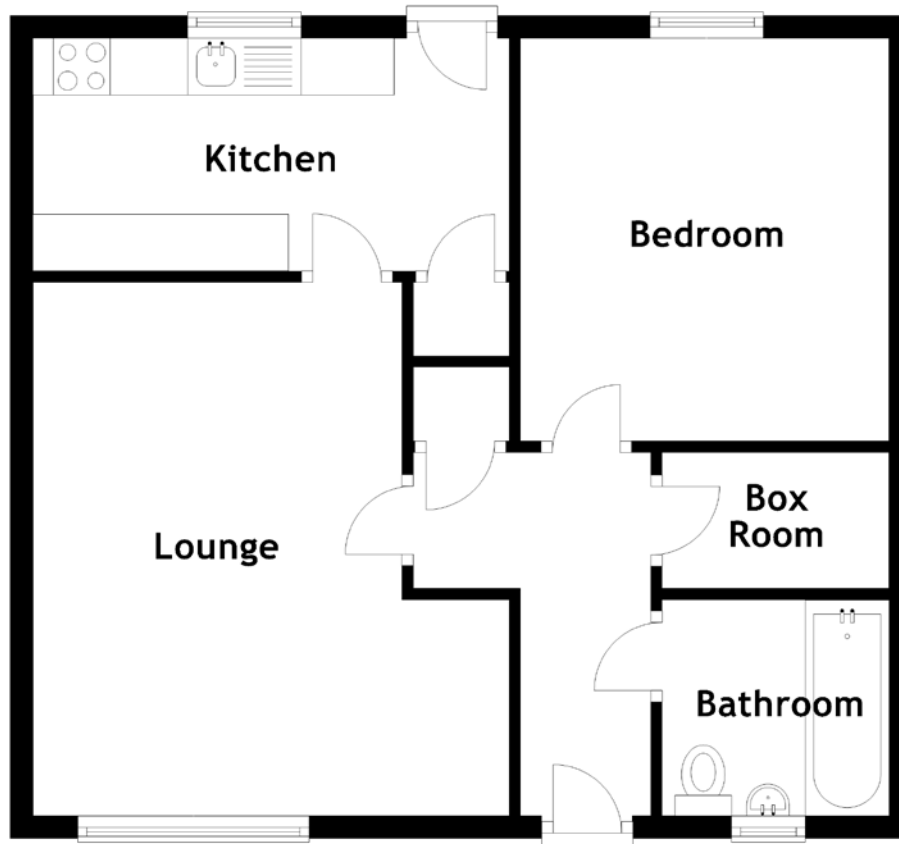


The outside space includes low maintenance and well-mature front and rear gardens with street parking.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 4.20m (13'9")
Kitchen	4.25m (13'11") x 2.05m (6'9")
Bedroom	3.55m (11'8") x 3.25m (10'8")
Box Room	2.00m (6'7") x 1.20m (3'11")
Bathroom	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 50m<sup>2</sup>  
EPC Rating: C

Extras: Floor coverings, light fittings, blinds in the living room and kitchen. Curtains and curtain poles are not included.



# THE LOCATION

Anstruther is a charming fishing village in the East of Fife. It is located south of St Andrews and is the largest in a string of pretty, old-fashioned fishing villages along the stretch of Fife coast known as the East Neuk.







It is a typical seaside village with many of the shops in a long line overlooking the harbour. One of the area's top attractions is simply tucking into a quality fish supper from the Anstruther Fish Bar, which in recent years has won several awards including UK Fish and Chip Shop of the Year.



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01333 400 400

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE TIMES



Text and description  
**JAY STEIN**  
Area Sales Manager



Professional photography  
**LEIGH ROLLO**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.