

LAND AT

30

**SHORE STREET**

ANSTRUTHER, KY10 3AQ



**McEwan Fraser Legal**

Solicitors & Estate Agents

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Anstruther is situated between Crail and Pittenweem and is the largest of the coastal villages of the East Neuk. It is a bustling town which has retained many of its traditional features with its cobbled streets, narrow wynds, whitewashed cottages, crow-stepped gables and red pantiled roofs. Local amenities include a supermarket, doctors, opticians and dental surgery, as well as the variety of shops and services that you would expect from a large coastal town. It also has a picturesque marina which is home to a variety of vessels in the harbour area, three beaches and stunning coastal views.

Primary Schooling takes place in the new ultra-modern Anstruther Primary School and Secondary schooling can be found at nearby Waid Academy in Anstruther. The ancient university town and golfing haven of St. Andrews can be reached in around fifteen minutes and here you will find an abundance of shops to meet a variety of needs along with a selection of golf courses, including the Old Course which has to be played to be believed.

The larger Fife towns of Kirkcaldy and Glenrothes can be reached in twenty-five to thirty minutes, with the motorway network having been improved, travelling distance to the capital Edinburgh has been reduced to around forty-five to sixty minutes, with the nearby Leuchars rail station providing daily services to the north and south of the country.

McEwan Fraser Legal are delighted to offer to the market this generously sized building plot which will appeal to self-builders and developers. The plot enjoys a charming location, yet conveniently placed in the heart of Anstruther.

The plot itself has a large buildings situated on it but this can be changed with the correct planning. The plot could be split into 1 or 2 separate builds.

This is an excellent opportunity for a small developer or self-builder looking to build their own bespoke design property, in a substantial building plot.



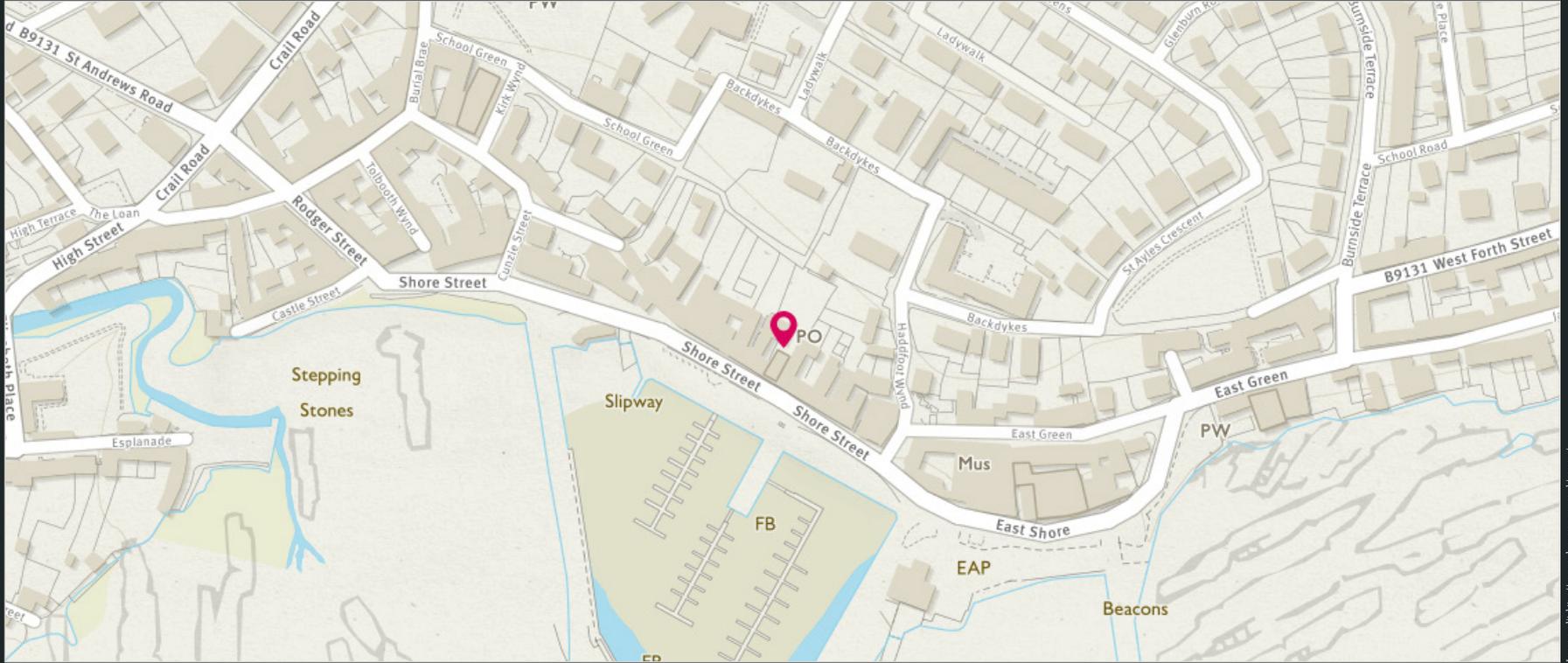


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