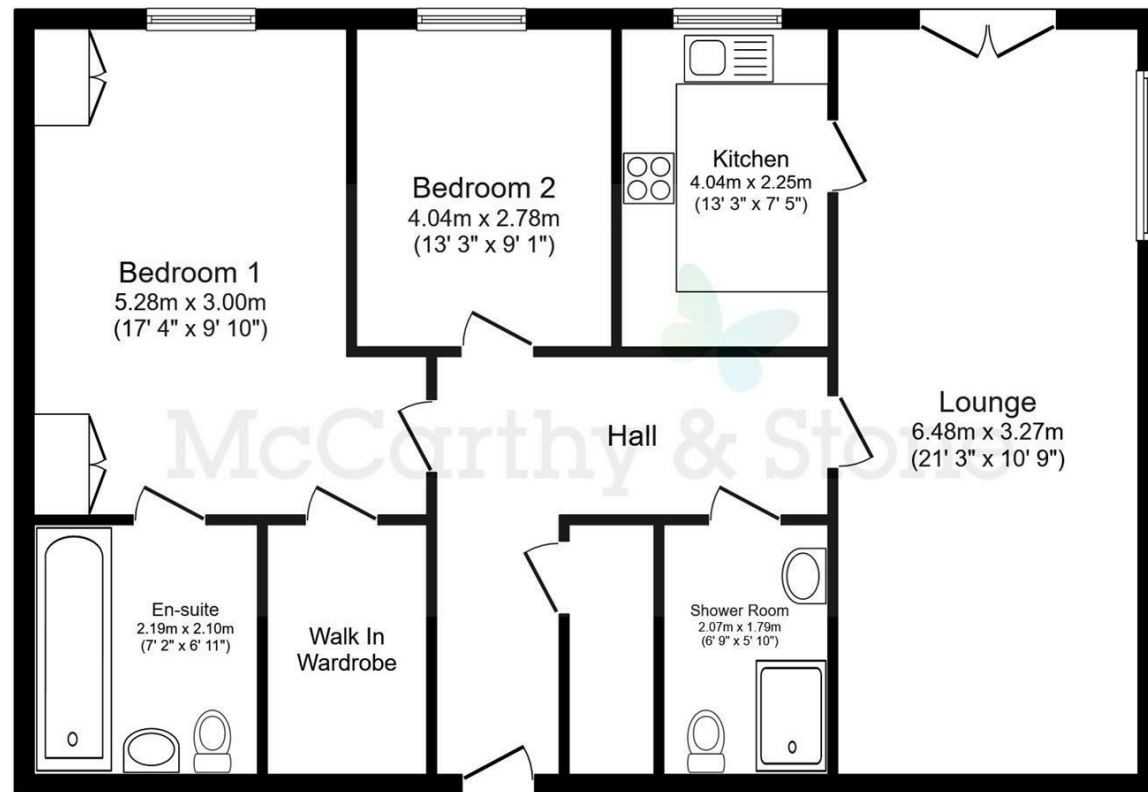


# McCARTHY STONE RESALES

## 28 BEACON COURT CRAWS NEST COURT, ANSTRUTHER, KY10 3FP



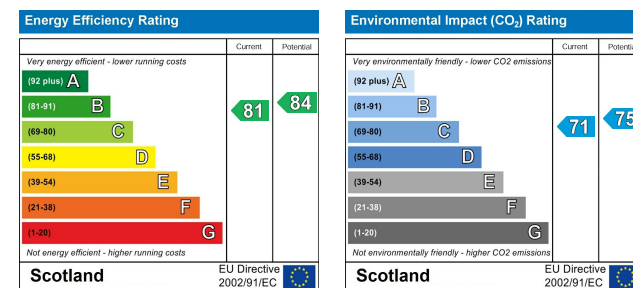
Total floor area 97.2 sq.m. (1,046 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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**COUNCIL TAX BAND: E**



# McCARTHY STONE RESALES

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SEA VIEWS. Stunning first floor two bed corner positioned apartment. Boasting panoramic sea views towards the Isle of May, Anstruther and beyond. Benefiting a southerly aspect making this a beautiful bright apartment. Early viewing highly recommended.

**PRICE REDUCTION**  
**OFFERS OVER £269,995 FREEHOLD**

For further details, please call **0345 556 4104**  
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# BEACON COURT, CRAW'S NEST COURT,

# 2 BED | OFFERS OVER £269,995

## SUMMARY

Beacon Court was built by McCarthy & Stone has been designed and constructed for modern retirement living. The development consists of 39 one and two-bedroom retirement apartments for the over 60s. The apartments boasts Sky/Sky+ connection points in lounge, walk-in wardrobes to bedroom and security door entry systems. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance and security systems. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance.

The Homeowners' lounge, sun room and roof terrace all provide a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (fee payable and subject to availability). It is a condition of purchase that single occupancy meet the age requirement of 60 years or over or a couple, one must meet the age requirement and the other be of 55 years plus.

## LOCAL AREA

Beacon Court is situated in Anstruther, a coastal town renowned for its beautiful harbour, attractive mix of shopping and of course, delicious fish and chips! Originally a fishing village, this pretty town has a deep rooted history - much of which is showcased at the Scottish Fisheries Museum, one of Anstruther's top attractions. Another popular attraction for nature lovers is the Isle of May, which can be reached by ferry in the summer months from Anstruther Harbour. The island offers an abundance of wildlife both on land and in the surrounding waters, including various seabirds such as puffins and guillemots, plus sealife including seals, dolphins and even whales if you are very lucky!

## 28 BEACON COURT

Superb opportunity to purchase this two bed first floor corner apartment with stunning panoramic sea views visible from the lounge, bedrooms and kitchen. Benefiting a south westerly

aspect makes this apartment lovely and bright with views from Anstruther harbour across to the Isle of May. Early viewing recommended.

## ENTRANCE HALL

Welcoming entrance hall with a generous walk-in storage/airing cupboard. There are illuminated light switches, smoke detector, apartment security door entry system with intercom and 24-hour emergency care-line with pull cord and pendants provided. Doors lead to the lounge, bedrooms and shower room. The kitchen is off the living room.

## LOUNGE

Spacious living room with dual aspect featuring a Juliet balcony with stunning uninterrupted panoramic sea views making this a bright and relaxing living space. There is ample room for a dining table and chairs to enjoy the pleasant views looking over to the Isle of May and beyond. There are light fittings, fitted roller blinds, ample raised electric sockets, TV and telephone points. The door to the kitchen has been removed to give an open plan feel and can be easily re-installed again.

## KITCHEN

Well appointed contemporary kitchen has everything you need including Bosch appliances, integrated washer/dryer, fridge freezer, eye level oven, hob and cooker hood. There is a range of eye level units and drawers with a roll top sink with mono lever tap and drainer.

## BEDROOM EN-SUITE

Well presented main bedroom with built in bed surround with storage and fitted chest of drawers with handy mirror. The room benefits a superb walk-in wardrobe with hanging rails, shelving and storage above. The en-suite bathroom is well equipped comprising of a bath with overhead shower and screen, WC, vanity unit with sink and mirror above. There is a wall mounted towel rail and dimplex heater. The bedroom window has a perfect fit blind installed.

N.B. I have been advised by the seller that the bath can be removed (at your own cost) by a professional contractor should you wish to revert back to a shower enclosure only. If using the shower over bath a suitable screen would need to be added at your own cost.

## BEDROOM TWO/LIVING ROOM

The second bedroom is currently being utilised as a living room to enjoy some quiet time for reading. The room can easily take a double bed or twin beds and plenty room for bedroom furniture. There are plenty raised electric sockets plus a TV and phone point plus roller blind.

## SHOWER ROOM

Good sized shower room tiled with shower cubicle, low level WC, vanity unit with wash basin, two wall mounted mirrored cabinets, electric heater and wall mounted heated towel rail.

## SERVICE CHARGE

- Cleaning of communal and external windows
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- 1% Contingency fund including internal and external redecoration of communal areas
- Buildings insurance (Excludes Home Insurance)

The service charge does not cover external costs such as your Council Tax, electricity or TV.

The service charge is £3,773.40 per annum (Up to financial year end 31/08/2024) £314.45 PM

## RESIDENTS PARKING (PERMIT SCHEME)

Parking is by allocated space subject to availability. The fee is currently £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

