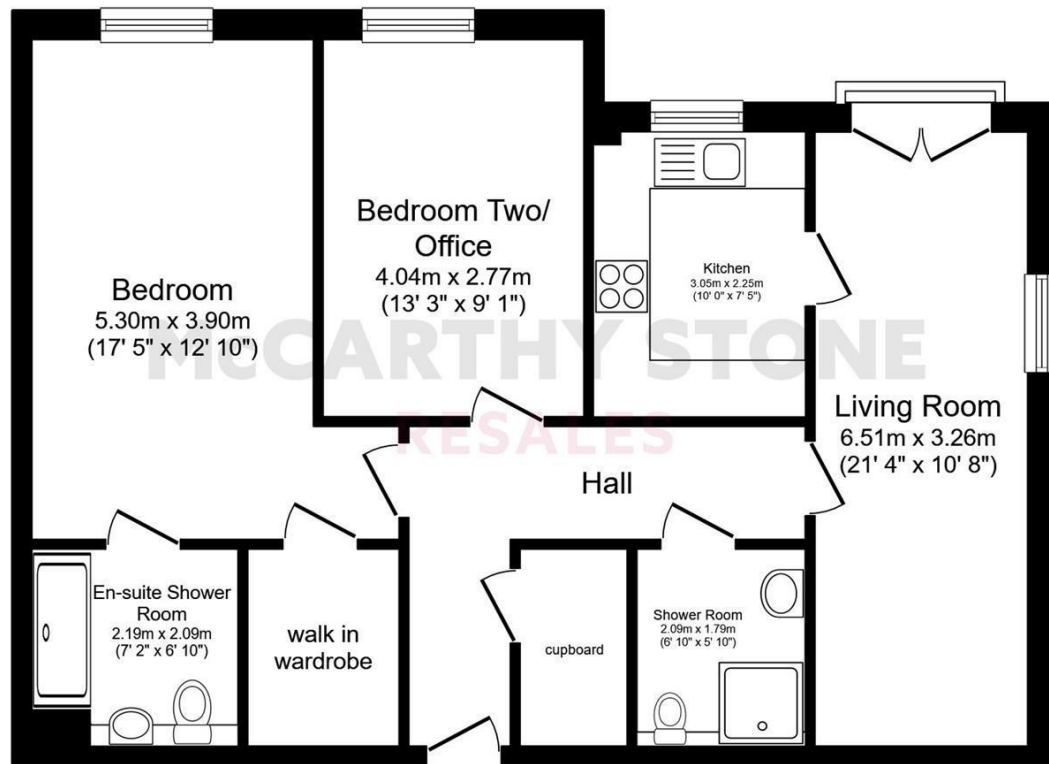


# McCARTHY STONE RESALES

## 8 BEACON COURT

CRAWS NEST COURT, ANSTRUTHER, KY10 3FP

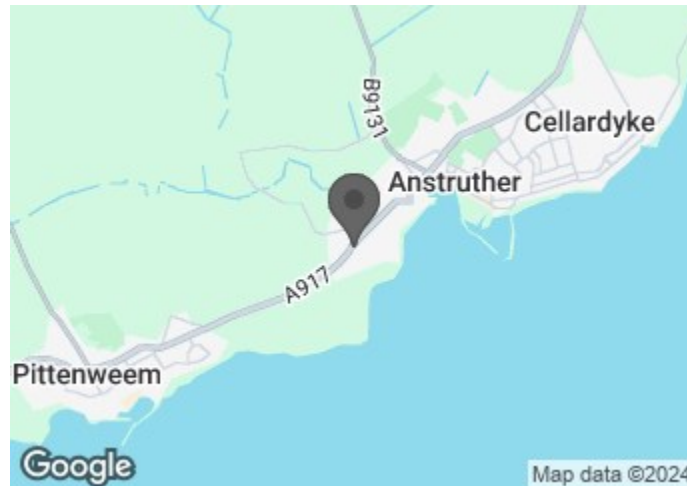


Total floor area 74.5 sq.m. (802 sq.ft.) approx

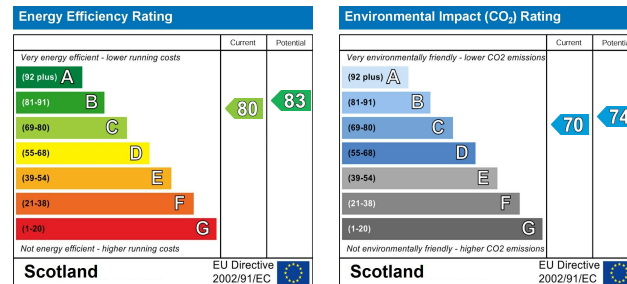
Printed Contact Details...

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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Beautifully presented and offered in "move in" condition is this elevated corner positioned ground floor two bedroom apartment with southerly aspect and sea view

**OFFERS OVER £275,000 FREEHOLD**

For further details, please call **0345 556 4104**

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# BEACON COURT, CRAWNS NEST COURT,

# 2 BED | OFFERS OVER £275,000

## 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!

## 8 BEACON COURT

Apartment 8 is located on the ground floor (elevated position) to the rear of the development with a superb sea view from the lounge, kitchen and bedrooms. The south westerly aspect makes the apartment lovely and bright. The apartment is offered

in "move in" condition and comprises an entrance hall, dual aspect living room, two bedrooms with one en-suite, kitchen, shower room and a walk in storage/utility cupboard. There are retractable fly screens on all windows except the Juliet balcony and perfect fit blinds installed including the Juliet balcony.

## ENTRANCE HALL

Welcoming entrance hall with a good sized walk in storage/airing cupboard. There is an emergency care-line with pull cords located in the hall and shower rooms, pendants are also provided. Illuminated light switches, smoke detector, apartment security door entry system with intercom and doors lead to the bedrooms, living room and shower room.

## LIVING ROOM

Beautifully presented dual aspect living room with sea view. A lovely bright and spacious room where you can dine by the Juliet balcony and enjoy the view. There are decorative light fittings, perfect fit blinds and fly screen installed and TV and telephone points. Partial glazed door leads to a separate kitchen.

## 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. The kitchen window has a roman blind and fly screen.

## BEDROOM EN-SUITE

A generous double bedroom benefitting a superb walk in wardrobe with hanging rails, shelving and storage above. There is plenty room to accommodate bedroom furniture including a king size bed. There is a wall mounted electric panel heater, ceiling lights, TV and phone point. The en-suite comprises a walk in shower enclosure with an overhead and handheld shower, WC, vanity unit with mirrored and illuminated cabinet above with shaver points and demisters. Electric heated towel rail and Dimplex heater. The bedroom window has a perfect fit blind and fly screen.

## BEDROOM TWO

The owners are currently utilising this second bedroom as an office/snug. It makes an ideal spacious double bedroom with a

free standing wardrobe and ample room to furnish with furniture. The bedroom window has a perfect fit blind and fly screen.

## SHOWER ROOM

Fully tiled and fitted with suite comprising of walk-in shower cubicle, WC, vanity unit with sink and a handy cabinet mirrored and illuminated with shaving points and demisters. There are wall mounted glass shelves, Dimplex heater and electric towel rail.

## INCLUSIONS

Fitted carpets, blinds, retractable fly screens and integrated appliances.

## 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

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Service Charge £333.10 monthly (£3,997.20 per annum) year ending 31/8/25

## RESIDENTS' PARKING (PERMIT SCHEME)

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

