

**Craws Nest Court, Anstruther, KY10 3FP**

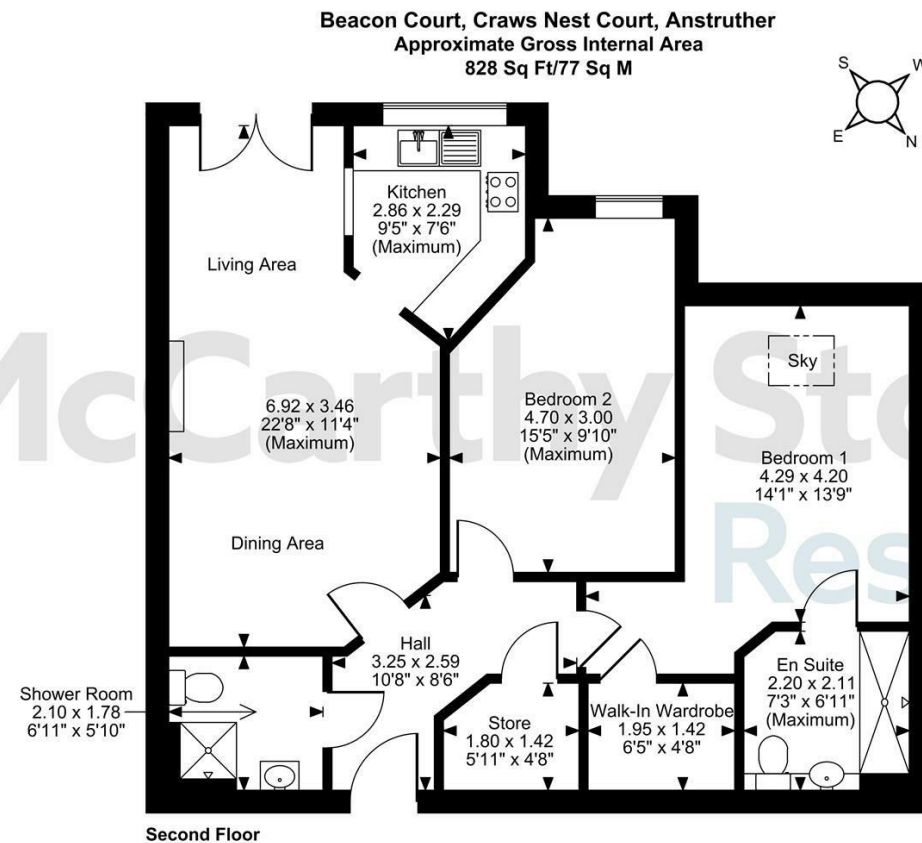


## Offers over £250,000 Freehold

Offered in move-in condition, this two bedroom apartment located on the second floor with stunning coastal views and over to the second green of Anstruther golf club. The apartment enjoys close proximity to the communal sun lounge and roof terrace. Early viewing recommended.

**Call us on 0345 556 4104 to find out more**

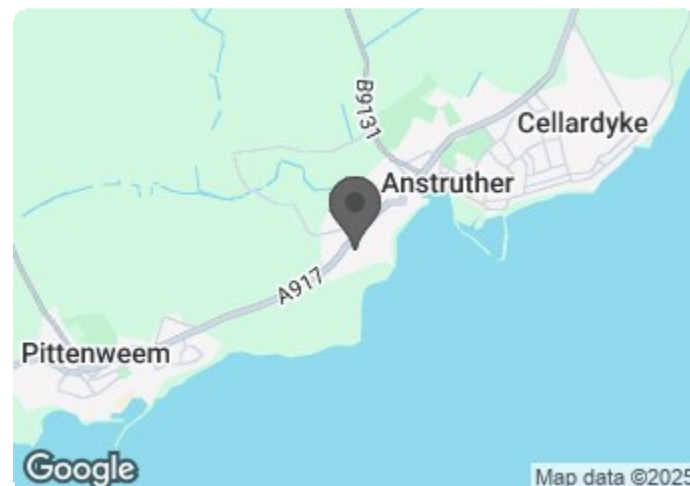
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The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: E**



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>		84	86
<p><i>Not energy efficient - higher running costs</i></p> <p><b>Scotland</b></p>		<p>EU Directive 2012/27/EC</p> 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Projected
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B		76	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

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# Beacon Court, Bankwell Road, Anstruther

### Summary

Beacon Court was built by McCarthy Stone and has been designed and constructed for modern retirement living. The development built and completed for occupation in 2017, 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 and has an RNLI station. 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! From the development you are within walking distance to the town and can enjoy walks along scenic coastal paths of the East Neuk.

### 41 Beacon Court

Apartment 41 is located on the second floor and offered in "move-in" condition. Ideally placed next to the communal sun

lounge and roof terrace, you can enjoy panoramic views of Anstruther coastal town over to the Isle of May.

### Entrance Hall

A welcoming entrance hall, which sets the scene as you walk through this beautifully presented apartment. There is a walk-in storage cupboard/airing cupboard, illuminated light switches and a smoke detector. There is a 24-hour emergency response pull cord system and pendants provided for peace of mind and a security door entry system with intercom. Doors lead to the bedrooms, living room, shower room and storage.

### Living Room

Superb living room with a Juliet balcony and sunny elevated aspect with fabulous views over the second green of Anstruther golf club, across the water of the Forth to North Berwick, the Bass Rock and distant hills. Often seen from the apartment are the local fishing boats, cargo and cruise ships and glorious sunrises and sunsets. There are lots of personal touches throughout the apartment, including an open serving hatch from the the kitchen to the living/dining area which gives an open plan feel. There is a TV and telephone points, raised electric power sockets and perfect fit blinds within the kitchen and living/dining room. The carpet is Axminster 'Snowdrop Botanica' and continues throughout the hallway and bedrooms.

### Kitchen

Well appointed fully fitted kitchen with tiled floor which has been enhanced with a walnut wood clad serving hatch, decorative wooden paneling and attractive wall tiles. Stainless steel sink with mono block lever tap. Built-in Bosch oven, ceramic hob with extractor hood and fitted integrated fridge, freezer, Bosch washing machine and free standing slimline Miele dishwasher. Under pelmet lighting.

### Bedroom Ensuite

This lovely double bedroom benefits a walk-in wardrobe and is light and airy with a coombed ceiling and wood feature wall with electrically operated Velux window and fitted blind. There are TV and phone points and ample raised sockets. The ensuite is fully tiled including decorative wood paneling and fitted with a suite comprising a generous walk-in shower, WC, vanity unit with sink and illuminated mirror above.

### Bedroom Two

A further spacious double bedroom, well presented and ample

# 2 Bed | Offers over £250,000

room to accommodate bedroom furniture. There is a decorative feature mural wall and perfect fit blinds. Ample raised sockets, TV and phone points.

### Shower Room

Fully tiled and fitted with suite comprising a shower enclosure, WC, vanity unit with sink and mirror above.

### 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

### Additional Notes

Fitted carpets, blinds, integrated appliances and Miele Dishwasher

- Fibre to the Cabinet Broadband & Copper Broadband available (Check the Openreach website for speeds)
- Safety and Security - door camera entry, fire-detection system and 24 hour emergency call-out system and pendants provided
- Mains water and electricity
- Electric night storage and wall mounted electric panel heaters
- Clean air fan system throughout the apartment
- Mains drainage
- Access to residents' communal lounge, sun lounge, roof terrace and landscaped gardens

### Residents' Parking (Permit Scheme)

Parking is by allocated space subject to availability. The fee is usually £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.

