



9 Milton Crescent, Anstruther, KY10 3DP

Offers Over £210,000



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**OFFERS OVER**  
**£210,000**

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Rollos are delighted to offer to the market this immaculately presented, extended, semi-detached villa situated within a popular residential area close to Anstruther's excellent amenities including restaurants, schools, shopping and picturesque harbour area. The property also offers a degree of flexible accommodation.

The accommodation is formed over two levels comprising on the ground floor: entrance vestibule, main reception hallway with under stair cupboard, open plan family room / kitchen, bedroom and bathroom. The bedroom was formerly utilised as the main living room with bay window, recess with shelving and half section cupboard below. The modern kitchen has built-in appliances (cooker, fridge/freezer, washing machine and air pump tumble drier) and white gloss floor and wall mounted units with complementary work surfaces. The kitchen opens to the bright family room with velux windows and French doors out to the rear garden. The modern bathroom suite consists of WC, wash hand basin with vanity unit below and bath with shower over. The first floor accommodation

comprises: three bright, double bedrooms with built-in storage and WC. The villa is tastefully decorated throughout and presented in true move-in condition.

The property benefits from gas fired heating and double-glazing.

Externally, the garden to the front is laid with decorative low maintenance chips. The large enclosed garden to the rear has a charming patio seating area directly accessed via the family room. There is also a further patio area with summer house and garden shed. The rear garden is predominantly laid with decorative low maintenance chips.

Rollos highly recommend an early inspection to appreciate the accommodation, condition and location on offer.





- Semi-detached villa
- Lounge
- Open plan kitchen / family room
- Three bedrooms
- Bathroom & W.C.
- Gas fired central heating
- Double-glazing
- Garden grounds to front & rear

### **INCLUDED**

All fitted carpets, fitted floor coverings, integrated appliances in the kitchen, summer house and garden shed will be included in the marketing price.

### **SERVICES**

Mains water, drainage, gas and electricity are connected to the property.

### **VIEWING**

By appointment through our Rollos St Andrews Office  
Telephone: 01334 477700

**COUNCIL TAX BAND C**

**EPC RATING: D**

**FLOOR AREA: 1097.92 SQ FT**







## Room Sizes

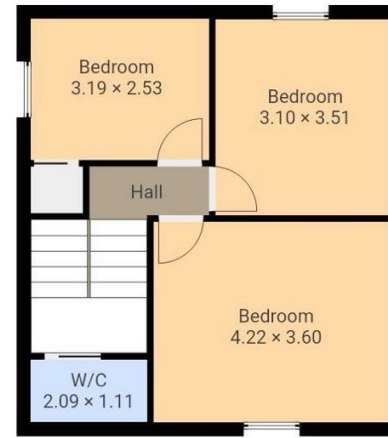
*Approximate measurements*

Lounge	13'5" x 16'3"
Kitchen	13'5" x 10'3"
Sitting Room	12'2" x 11'3"
Bathroom	6'10" x 6'10"
Bedroom	13'10" x 11'9"
Bedroom	10'2" x 11'6"
Bedroom	10'5" x 8'3"
W.C.	6'10" x 3'7"





Ground Floor



First Floor

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We are pleased to offer a **free valuation and quotation** without any obligation.

Contact our Property Department at any of our offices.