ROLLOS

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Cupar | St Andrews | Glenrothes



2 Mitchell Place, Anstruther, KY10 3DR

Offers Over £130,000



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Anstruther
KY10 3DR

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£130,000

2 Mitchell Place is a mid-terraced villa in the charming coastal town of Anstruther, only a short walk from the harbour, shops and excellent local amenities. Requiring some internal upgrading, it may appeal to first-time buyers or those looking to realise its potential.

The accommodation is formed over two levels. The ground floor comprises: a lounge, dining kitchen and inner hall with a built-in cupboard. Overlooking the front garden, the lounge connects to the kitchen and inner hall, which provides access to the rear garden. The open plan kitchen diner has floor and wall mounted units with complementary work surfaces and space for freestanding appliances. From here, there is access to the front and rear doors as well as to the stairs to the first floor. The upper landing has half-height storage cupboards and access to three bedrooms, each with built-in storage, as well as a bathroom. The two bedrooms to the front of the property have partial views between buildings towards the sea and Isle of May National Nature Reserve respectively. The bathroom includes a WC, wash hand basin and bath with a shower over, which is not currently working.

The property has electric heating and double glazing.

Externally, the front garden is chipped for easy maintenance, while the rear garden is laid out to lawn, has varied planting and two external storage cupboards.

Rollos recommends an early viewing to appreciate this property's potential.







- Mid-terraced villa
- Lounge
- Dining kitchen
- Three bedrooms
- Bathroom
- Electric heating
- Double glazing
- Garden to front & rear

INCLUDED

All fitted carpets and fitted floor coverings will be included in the marketing price.

SERVICES

Mains water, drainage 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: 904.17 SQ FT













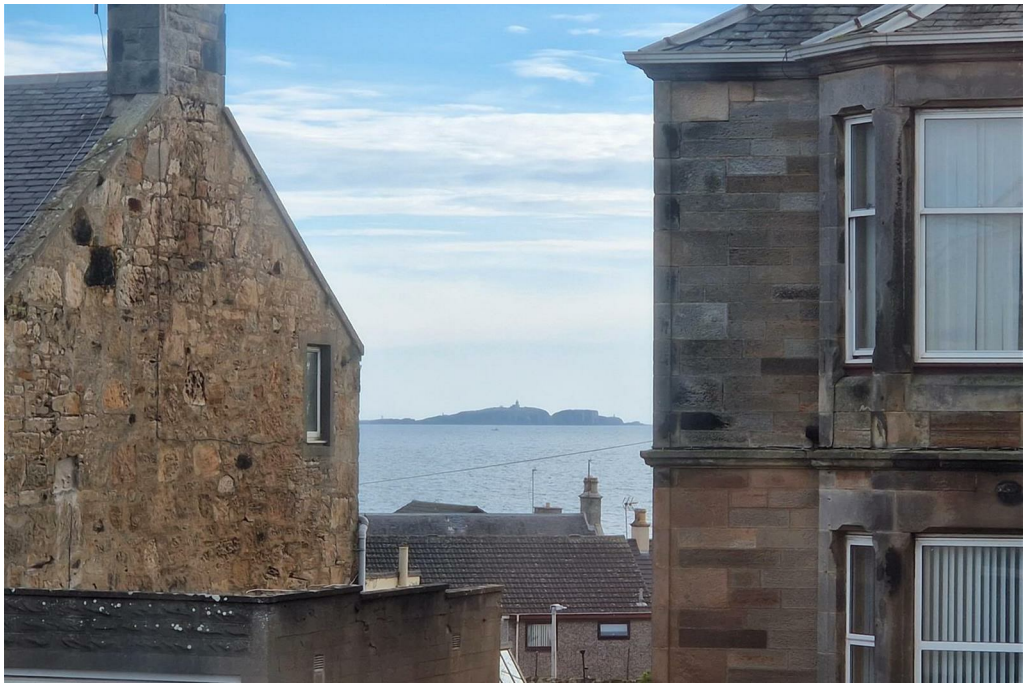


Room Sizes

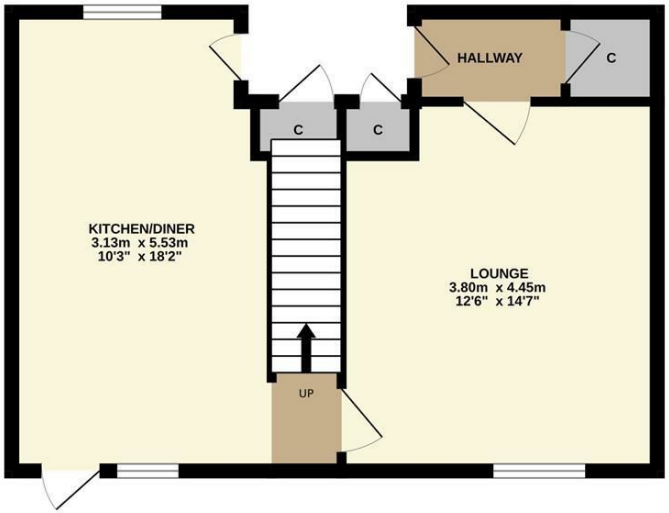
Approximate measurements

Lounge	12'5" x 14'7"
Kitchen / Diner	10'3" x 18'1"
Bedroom	9'10" x 12'0"
Bedroom	11'10" x 12'0"
Bedroom	9'1" x 7'8"
Bathroom	6'11" x 6'0"

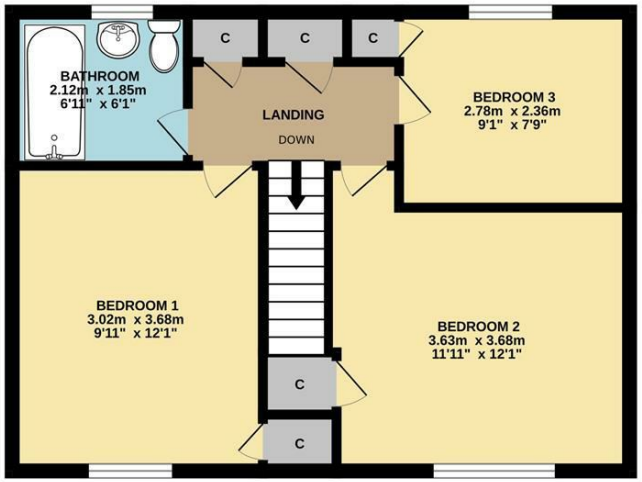




GROUND FLOOR
40.8 sq.m. (439 sq.ft.) approx.



1ST FLOOR
41.1 sq.m. (443 sq.ft.) approx.



TOTAL FLOOR AREA : 81.9 sq.m. (882 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.

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