



Morgans

9 KILRENNY LEA
KILRENNY, ANSTRUTHER, KY10 3LH
OFFERS OVER £145,000

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Well appointed linked detached villa in quiet cul-de-sac of similar homes requiring upgrading. Would suit couples and small families. The property briefly comprises entrance hall, w.c, kitchen, downstairs bedroom and lounge/diner. On the upper level there are two further bedrooms and bathroom. The property is double glazed with gas central heating. There are gardens to the front, side and rear with driveway leading to single car garage. Early entry available. EPC Rating D.

LOCATION

Kilrenny is situated East of Anstruther, within the East Neuk of Fife. The once thriving fishing village still has its own harbour otherwise known as Skinfast Haven and though now almost empty due to the fleet moving half a mile down the coast to a more protected harbour at Anstruther, it is in every other respect, a well preserved and most attractive old fishing port. The charming village maintains its character with narrow streets & cottages. Local amenities include: health centre, police station, church, restaurant, with local primary & secondary schools in nearby Anstruther. The adjoining village of Anstruther is hugely popular with locals & visitors, offering its own picturesque harbour & golf course, fishing museum, including a selection of restaurants, pubs, hotel, shops & supermarket. Transport links include regular bus services and the nearest train station can be found in Cupar, approx 16 miles away. An abundance of golf courses including St Andrews, Crail, & Kingsbarns can be found within an approx 10 mile radius.

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MEASUREMENTS

LOUNGE/DINER 15'1 x 10'1
KITCHEN 13 x 9'2
BEDROOM 1 10'1 x 8'7
BEDROOM 2 9'7 x 8'6
BEDROOM 3 10'2 x 9'3

VIEWINGS

Viewings by appointment via Morgans on 01383 620222.

MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.

AGENTS NOTE

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.



These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.

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