

SMUGGLERS HOUSE, HIGH STREET EAST, ANSTRUTHER, FIFE

OFFERS IN THE REGION OF £149,500



DEVELOPMENT OPPORTUNITY

We are pleased to offer for sale this unique residential development opportunity. The property on offer can be developed into three flat dwellings or alternatively a four bed house on three levels with an adjoining 1 bed flat next door at ground and basement level. Both properties are held on separate title with ample garden areas to the rear and a rear aspect overlooking the Firth of Forth. These properties are situated in a popular residential area on High Street East close to a local school, local amenities and within walking distance of Anstruther Town Centre. Must be seen to appreciate the opportunity on offer. The utilities for both gas and electricity have been laid to the property but not yet connected.

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Adam & Flowerdew Solicitors is the trading name of Adam Legal LLP, a Limited Liability Partnership registered in Scotland No. S0301795. Registered Office, 2 Marischal Street, Peterhead AB42 1HU.

The property is situated in the East Neuk of Fife which is a renowned fishing and holidaying area to the North East of the County.

The property presented comprises of part of the former Smugglers Inn Hotel and the building occupies a prominent location on the main road through Anstruther and backs onto the Dreel Burn, close to its estuary to the sea.

Built mid 19th century the building consists of two storeys and semi basement accommodation which was formerly used as hotel staff accommodation, hotel rooms and storage.

There is currently planning permissions in place for the following development:

1. Planning for two 2 bedroomed flats in the main body of the building.
2. Planning for a 4 bedroom house in the main body of the building.
3. Separate planning for a 1 bedroom flat in the garage block over 2 floors.

Documentation pertaining to the above planning permissions can be supplied.

Viewing

Viewing is strictly by appointment. Please contact Adam & Flowerdew Solicitors on **07575 221 120**.

Whilst these particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof shall be accepted by the selling agent.

