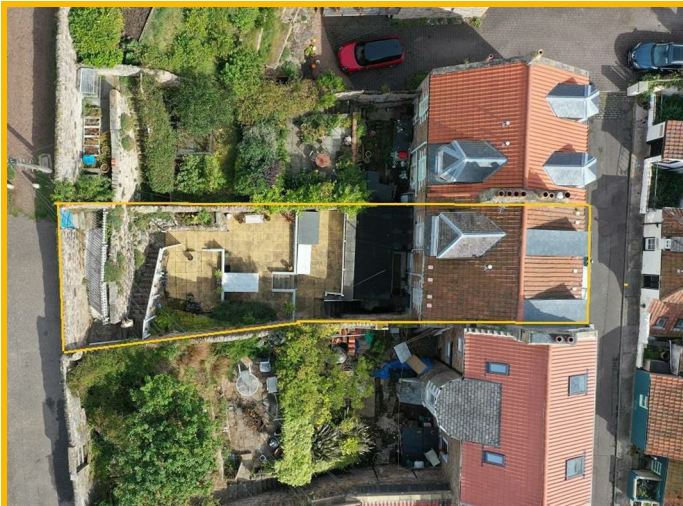




**14 Dove Street, Cellardyke, Anstruther, KY10 3AN**  
**Offers Over £375,000**

INCREDIBLE 5 Bedroom 2 Reception Terraced Town House situated in CUL-DE-SAC finished to a HIGH STANDRAD with STUNNING SEAVIEWS across the Firth of Forth just around the corner from the Fife Coastal Path, Beach, Harbour and Tidal Pool appealing to a family. Accommodation: Hall, lounge, dining room, kitchen, sitting room, 4 double bedrooms, a single bedroom, a W.C and 2 shower rooms. GCH. Elevated rear garden. PERSONAL PROPERTY and LOCATION TOUR available online.



## LOCATION

Cellardyke, Anstruther is a charming fishing village in the East Neuk of Fife. Located 9 miles Southeast of St Andrews, it is the largest in a string of delightful, old-fashioned fishing villages along the stretch of the Fife coast known as the East Neuk. Its main industries are tourism, fishing, and farming. Recreationally there is a harbour, golf course and the Fife coastal path for walking and running as well as excellent B roads for cycling and tracks for mountain biking plus open water swimming at the Cellardyke Tidal Pool. Education is provided by the local primary school and Waid Academy, Anstruther which is one of the top-performing secondary schools in Fife. All of this makes Cellardyke one of the most desirable places to live.

## DIRECTIONS

Please contact agent for further information.

## HALL

Access is via a solid timber door with double-glazed inlets leading into the lower hallway. Carpeted spiral stairs leading to the 1st floor with traditional window to the rear overlooking the garden. 2 cupboards provide storage. Coving. Radiator. Laminate flooring. Solid timber door provides access to the rear courtyard.

## LOUNGE

13'7" x 11'8" (4.15m x 3.58m)

Bright lounge with traditional sash and case window to the front. Shelved alcove provides display/storage space with cupboard below. Coving. Radiator. Laminate flooring. Doorway to the shower room. Open plan to the dining area.

## SHOWER ROOM

9'8" x 4'0" (2.95m x 1.22m)

Contemporary 3-piece suite comprises: W.C, wash hand basin and shower enclosure with sliding door and thermostatic control shower. Opaque traditional sash and case window to the front. Partially tiled. Radiator. Laminate flooring.

## DINING AREA

13'2" x 10'8" (4.03m x 3.27m)

Spacious dining area with traditional sash and case window to the rear. Alcove provides display/shelving/storage space. Coving. Radiator. Laminate flooring. Doorway to the kitchen.

## KITCHEN

16'2" x 10'5" (4.94m x 3.19m)

Contemporary fitted L-shape kitchen comprises: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include gas hob, extractor fan above and eye level oven. Utility area provides space for freestanding appliances. Double-glazed windows to the side. Coving. 2 radiators. Laminate flooring. Timber door with opaque glazed window provides access to the rear courtyard.

## 1st FLOOR LANDING

Carpeted stairs provides access to the top floor landing. Coving. Radiator. Carpeted.

## SITTING ROOM

13'2" x 12'8" (4.03m x 3.88m)

Spacious sitting room with traditional sash and case window to the front. Feature fireplace with log burning stove set on a slate hearth with modern floating timber mantle. Shelved alcove provides display/storage space with cupboards above and below for additional storage. Coving. Radiator. Carpeted. Doorway to Bedroom 1.

## BEDROOM 1

13'2" x 11'2" (4.02m x 3.41m)

Good sized double bedroom with traditional sash and case window to the rear overlooking the elevated garden. Coving. Radiator. Carpeted.

## BEDROOM 2

9'0" x 6'6" (2.76m x 2.00m)

Bedroom with traditional sash and case window to the front with a partial sea view. Shelved alcove provides display/storage space. Coving. Radiator. Carpeted. Could be a study/home office.

## SHOWER ROOM

7'11" x 3'11" (2.42m x 1.21m)

Contemporary 3 piece suite comprises: W.C, wash hand basin and shower enclosure with sliding door and thermostatic control shower. Partially tiled. Vertical radiator. Tiled flooring.

## TOP FLOOR LANDING

Hatch provides access to the roof space. Cupboard provides hanging/shelving/storage space. Radiator. Carpeted.

## W.C

5'1" x 3'8" (1.56m x 1.12m)

Contemporary 2-piece suite comprises: W.C and wash hand basin with a tiled splashback. Vertical radiator. Tiled flooring.

## BEDROOM 3

11'3" x 9'3" (3.45m x 2.83m)

Double bedroom with double-glazed window to the rear overlooking the garden. Radiator. Carpeted.

## BEDROOM 4

12'5" x 9'4" (3.79m x 2.86m)

Additional double bedroom with double-glazed window to the front with stunning sea views across the Firth of Forth, May Isle and towards Berwick Law. Radiator. Carpeted.

## BEDROOM 5

10'2" x 9'2" (3.11m x 2.80m)

Further double bedroom with double-glazed window to the front with stunning sea views across the Firth of Forth, May Isle and towards Berwick Law. Cupboard provides hanging/shelving/storage space. Radiator. Carpeted.

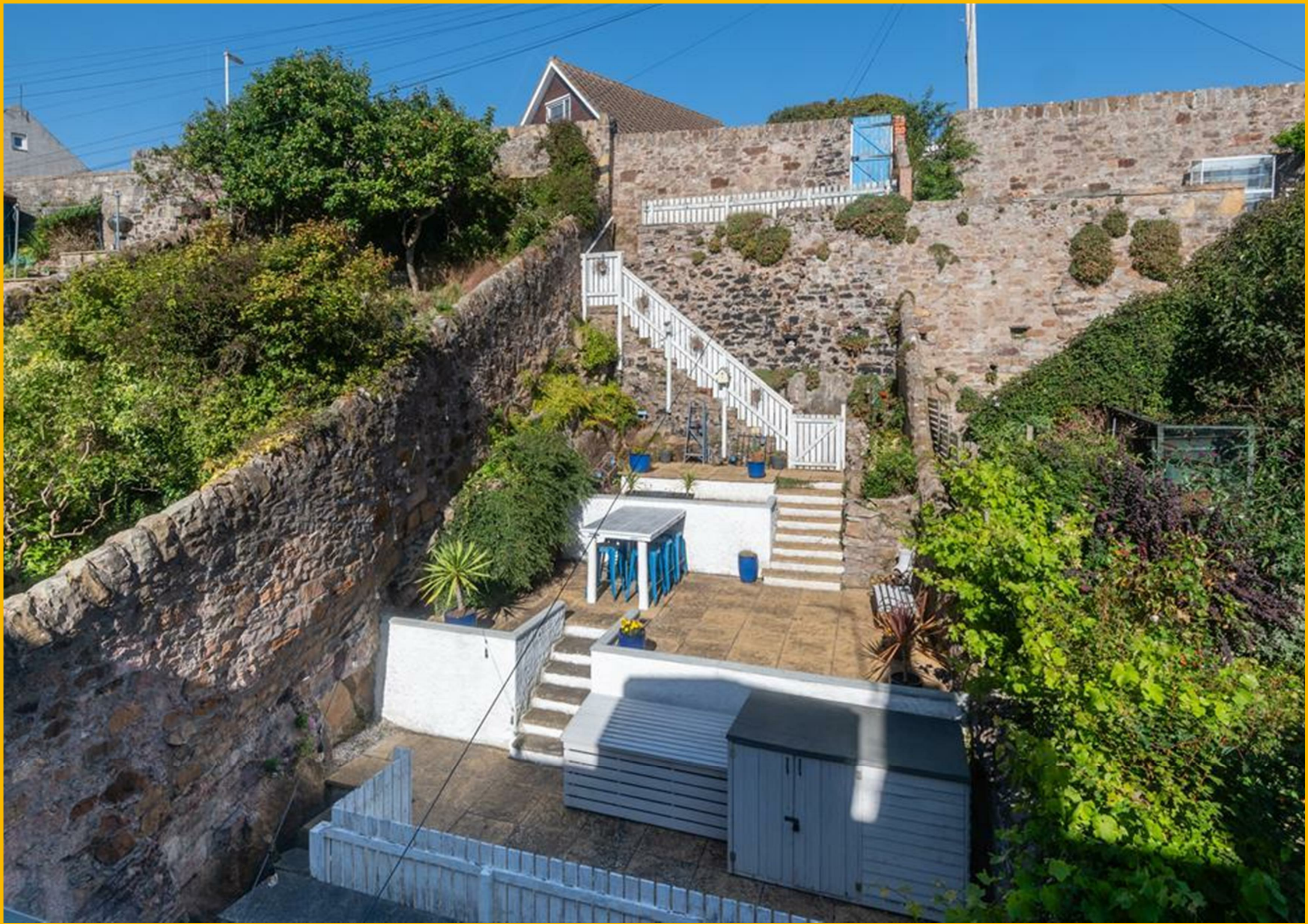
## GARDEN

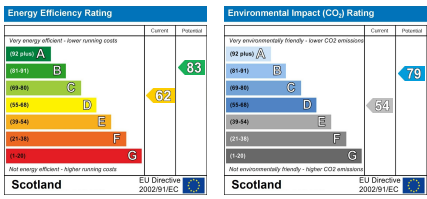
The property has an amazing tiered rear garden enclosed within a stone walled surround with timber gate at the top providing access to East Forth Street. Each level of the garden is low maintenance laid with paving stones with borders containing established plants and shrubs. The lowest level has 2 timber sheds providing ample storage space. The middle level has a fixed bar providing an ideal location for entertaining family and friends while enjoying recreation time in the sun. The top level of the garden has ample space for potted plants or compact garden furniture. A gate provides access to a set of stone steps leading to the highest point of the garden with gate leading to East Forth Street. The panoramic views from the higher levels of the garden are simply beautiful.

## AGENTS NOTES

Please note that all room sizes are measured approximate to widest points.







Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.